

Edgewater Condominium
Board of Managers
Monthly Meetings

Called to order by: Jim at 8:30am

Date: Saturday, February 19, 2011 **Time:** 8:30am **Location:** Office

Members Present:

Jim Walsh— President
 Elmer Kaprolat—1st- Vice President
 Mark Johnston—2nd- Vice President
 Jim Parks – Treasurer
 Ann Carden—Secretary
 Adele Harrington– Administrator
 Gene Nicolas—Maintenance Supervisor

Minutes from the previous meeting:

Motion to accept:

Moved: _____ Mark _____

Seconded: _____ Elmer _____

Approved: _____ X _____ Disapproved: _____

Maintenance Report – Gene Nicolas

- Water line break underground by pool building. Gugino Plumbing came on-site to do complete repairs
- WWTP still freezing up occasionally, but not as much.
- Electrician came from Beauty Pools to evaluate heat pump possibilities. Elmer presented a proposal from Beauty Pools to Jim Walsh.
- WWTP pump/motor—replaced one this month. There was discussion as to whether a back-up should be purchased. Mark made a motion that we should buy a back-up motor, and Elmer seconded. There was much discussion about the pros and cons. All were in favor.
- Jim Walsh asked if the snow fence had been working as designed. There were comments from board members indicating that they had seen the snow pile-up, with the appearance that the fence had been working. Nick concurred.
- Nick mentioned water build-up (ponding) in the area of K building. It appears that the drains are running slowly. Drainage at K building has always been a problem. J building isn't far behind. Jim Walsh suggested getting a couple of quotes to see what might be involved. Jim Parks asked if the "tanks" served any purpose—to settle out silt, etc? Jim Walsh asked Nick to pull out the site drawings to see if there is anything useful shown in them. Will table the issue for today, do some research, and find out what can be done. Nick will talk to Craig Barber and Westfield Nursery and get their opinions on options.
- There was some discussion about the future of the WWTP, and the possibility of eventually tying into the municipal sewer system. The Board will do some research in the coming months to prepare a long-range plan. Elmer has been talking to a Town Board member and will continue to do so.

Administrative Report – Adele Harrington

-- Adele will ask Steve Grimaldi for a pro/con list for transitioning to the Bare Walls type of insurance, and why this change will benefit homeowners. (in

homeowner language) Summarize differences, where are the lines between H/O responsibility and Association responsibility, advantaged and disadvantages, etc. There was much discussion, but we will gather more information and discuss again at the next meeting.

Treasurer Report – Jim presented the treasurer’s report.

Motion to approve _____ Elmer _____ seconded _____ Ann _____ Carried X

Committee Reports:

Personnel – Jim Walsh/Board of Managers—nothing new at this time

Rules & Regulations –Ann Carden –

- Resolution for rules violations—There was much discussion about the pending resolution. An “Appeals Committee” was considered also. Some minor modifications will be made to the resolution and a vote will likely take place at the March meeting. Ann went on to discuss the language in the proposed letter for rules violations. Ann will continue modifications and it will be re-visited next month, as a part of the Board packet.

Buildings and Grounds— Elmer Kaprolat

- Elmer indicated that the fence is down at the creek behind N building.
- Mark asked about the signs he had proposed in the past few months. Jim Walsh proposed re-visiting that at the next meeting. Some standardized signage throughout the complex would be nice.

Social and Recreation— Jim Parks

- Jim P had sent an email about how we might secure the gym area. There was much discussion about how to address the various issues in the gym. Some additional signage was discussed to include “No alcoholic beverages”, “No glass bottles”, “Stop by the office for a key”, etc... Ann made a motion to have two separate keys, one for pool and one for gym area, with rules and regulations posted on the door, and residents can get a key for either facility at the office. Jim Parks seconded. All were in favor.

Reserves— Mark Johnston/Jim Parks

Correspondence:

- None, except what presented by Elmer from Beauty Pools at the time of the meeting.

Old Business:

- Capital projects
 - Pool heaters proposal from Beauty Pools, as presented. There were discretionary and non-discretionary items. The only non-discretionary items are the heat-pumps. There is a total of \$8,209 in necessary repairs needed for the baby pool. While on-site we would like Beauty Pools to inspect and repair the drains to be in compliance with the Federal and NYS laws. An estimate in advance is necessary. Mark made the motion and Jim P. seconded. All were in favor. Discussion regarding heaters will take place at the March meeting. Some research will be done on solar options.
 - G stairs work will begin the first full week of March.
 - Lower C stairs—wood steps need to be turned over and stained

New Business:

--Communication

-- Ann discussed the new website. Photos and documents will continue to be added. There was some discussion about the lettering and how well it stands out.

Next Meeting: _____ Saturday, March 26 _____ 8:30am in the Office _____

Next Homeowners Meeting: TBA-

Motion to Adjourn ___ Elmer _____ Ann _____

Time: 10:58am