

Edgewater Condominium
Board of Managers
Monthly Meetings

Called to order by: Jim Walsh at 2:10pm

Date: June 12, 2011 **Time:** 2pm **Location:** Office

Members Present:

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

Discussion from the Floor:

John Ferris J6—asked why the pool isn't functioning yet. The Board updated the group on the progress of the pool. John also asked about the CPA firm being used and if bids were acquired for accounting services.

Bob Roberts H5—inquiring about a small flower planting along the back of his unit.

Joan Morton M1—asked if there was a completion date for the pool. The Board commented that this has been an ongoing process, and that there is no specific date. Other contractors have been contacted, but won't work on our type of pool.

Minutes from the previous meeting:

Motion to accept:

Moved: _____ Elmer _____

Seconded: _____ Mark _____

Approved: _____ X _____ Disapproved: _____

Maintenance Report – Gene Nicolas

- Gugino Plumbing was here again for the broken pipe in the basement of the pool building, but did not complete the job. Several calls have been made to them, without any additional information.
- Started cleaning up the basement. An individual has expressed interest in removing the tanks and metal from the basement. Proof of insurance must be provided.
- Nick and crew have begun removing the dead bushes from in front of units.
- Electric Department was here to trim trees near the power lines
- Started painting the lakeside patios. L3, J3, N1, N3, N7 will need to be done.
- Painted laundry rooms and hallways
- Jim Alexander was here for F stair pad, but did not see much of a problem. There was a comment that the problem may be on J building. Jim asked Nick to tell Jim that he should have built the cement pads bigger to begin with, and perhaps he will just add to it.
- Followed up with Craig Barber about G building. He has provided a quote for repairs. Nick and his crew have cleaned the gutters and done extensive testing and evaluating on the gutters—all tested fine. He went on the roof to discover that there is only a very small drip edge, which he feels is not sufficient. Elmer concurred. Elmer spoke with Craig and he is going to come back and put a larger 3" drip-edge on. Regarding 601 specifically,

Nick did some landscape work around the unit and water is flowing better in the area. The area where the concrete is cracked still needs attention, and Elmer will follow up with Craig.

- Fire extinguishers were inspected for the year, and those that needed re-charged were done.
- Nick checked with the Town of Westfield and they do not offer a “trash pick-up” service. There are several other options through a private disposal service, such as Best Way Disposal, which provides our refuse removal services
- Safety Check-list—Nick and the crew has been making the improvements that were recommended by the inspector from our insurance company who did a walk-through a few weeks ago.
- Filled some of the sink holes and ruts in the grass with top soil.
- Some sidewalk repairs will need to be made. Jim asked if there was an area-drain in the area of F building where there seems to be a problem with crumbling sidewalk.
- Ann asked if the Library area was painted--yes. Mark asked if the shower rooms as the pool had been painted—not yet. Mark asked if the toilet cover was replaced—yes, it was there all along—just was behind toilet.
- Mark asked why the grass was not cut near the beach access area. Nick and Elmer commented that the decision had been made to let the grass grow taller to make it healthier.
- Ann asked if the pool clock has been put up yet? No, but Janet Greene said she has a clock for the pool.
- Mick Davis C9 reported that the stairs to the lower C parking lot have not yet been flipped over by the contractor. Nick will put it on his task list.

Administrative Report – Adele Harrington
-- (fill in later)

Treasurer Report – Jim parks is out of town at this time, and unavailable to call in. Jim Walsh gave a brief report on the financial information provided by BLB.

Motion to approve _____Elmer_____ seconded _____Mark_____ Carried____X_____

Committee Reports:

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

Rules & Regulations –Ann Carden—nothing new at this time

Buildings and Grounds— Elmer Kaprolat—projects underway and bids being acquired. Mark asked if we got any bids or estimates on the stairs. Will be covered in a later report.

Social and Recreation— Jim Parks—Janet Greene did not have anything to report at this time

Reserves— Mark Johnston/Jim Parks—no report

Correspondence:

- John Elliott D1—complaint regarding weed whacking
- Kanicki K9—basketball hoop offer—safety issue should be considered, as well as noise concerns. Elmer made a motion to accept the Kanicki's offer to donate a portable basketball hoop. Hours for play will be posted from 9am to 9pm. Basketballs will be kept in the toes with the other outdoor toys. Vote was 3 yays, and 1 nay.

Old Business:

- Capital projects—Stairway to apartment. Call Jim Alexander to confirm that the quote with treated lumber included the new deck, support posts, and concrete foundations? Mark made a motion that we accept the bid from Jim Alexander for the apartment stairs—to include new stairs, deck, support posts, concrete foundations, etc...not to exceed \$5,000. Elmer seconded. Discussion—some arrangements will need to be made with the tenants. All were in favor. After contact with Jim Alexander during the meeting, Mark amended the motion: Following a text message from Jim Alexander during the meeting, indicating that new concrete piers would cost an additional \$500, the maximum expenditure should be raised to \$5,500. Elmer seconded, and all were in favor.
- There was some discussion about the water damage to the ceiling in G10. The ceiling was damaged during installation of the enclosure. In addition, the ceiling installed was an upgrade by a prior owner, and is therefore not the responsibility of the Association, but is the owner's responsibility.
- Drainage by J/K—some work needs to be done—area-drains to pull the water behind the building and out to the Lake. There was much discussion about options to resolve those problems. Will have Heinz Wolff and Craig Barber quote the job.
- Signage—Elmer indicated that C building is the only area where two signs would be required. The Board is in agreement that the sign design provided by Morrison Sign and Fabricating in Brocton is the one that will be used. They would be installed on the buildings. Elmer made a motion to spend \$2,000 on signage to replace or add new signs to the complex. Ann seconded. Specific wording will be determined prior to ordering signs. All were in favor.
- Insurance/water heaters
- Car storage in pool building—tabled until July meeting.
- Swimming Pools—Elmer gave a quick report/update on the pool. Several new coping panels need to be replaced. They have red tiles on-hand and can start working Monday morning. The red can be stained. The wider white tiles will need to be ordered and will be several weeks before they can be installed. Joan Morton asked if the winter damage caused it to break the tiles this year, what would stop it from helping in the future? Nick commented on how it happened this year and emphasized that closer monitoring is needed. Mark made a motion that an additional \$3,000 be spent to get the coping installed. Red will be the color for now, but it can be stained later. Gray mortar is being recommended. Elmer seconded. All were in favor. Solar cover will be discussed at July meeting. Beauty Pools needs to update the drains as well to get them in compliance.

New Business:

- Landscape Committee Report— Janet Greene addressed the Board and homeowners in attendance of the tasks at-hand and the progress already underway by the Landscape Committee. The committee has done several walk-arounds, spoken with landscapers, and have come up with a summary of recommendations. She asked the Board to review their recommendations contained in the report. Jim and Ann commended the committee on their efforts thus far. Ann will post the report on the website, and the Board will try to carve some money out of the budget to get a start on some of these ideas. Liz Wagoner asked about the area at J building where the construction took place and needs some attention.
- A Homeowner in the J building asked if they could have a picnic table behind their building. Jack Horst (P3) reported that there are 3 behind P. They could be spread out a bit.

Next Meeting: _____

Next Homeowners Meeting: TBA-

Motion to Adjourn ___Mark_____ _Elmer_____

Time: 4:10pm