

Edgewater Condominium
Board of Managers
Monthly Meetings

Called to order by: Laura

Date: Monday, July 25, 2011 **Time:** 6:00pm **Location:** Office

Members Present:

- Laura Peacock— President
- Mark Johnston—1st- Vice President
- Jeff Hoy—2nd- Vice President
- Jim Parks – Treasurer
- Ann Carden—Secretary
- Adele Harrington— Administrator
- Gene Nicolas—Maintenance Supervisor

Guests: Bob and Joan Morton, Elmer and Debbie Kaprolat, Larry Ackerman, John and Debbie Ferris

Representatives from Bahgat and Laurito-Bahgat present for discussion at meeting.

Minutes from the previous meeting:

Motion to accept:

Moved: _____ Mark _____

Seconded: _____ Ann _____

Approved: _____ X _____ Disapproved: _____

Jim Parks abstained

Maintenance Report – Gene Nicolas

- Gugino Plumbing was here to finish up the water leak in the basement.
- Basement clean-up (removal of metal tanks) does not have insurance. Will need to find someone with insurance to do the job, as it's too risky and inappropriate to do otherwise.
- Barber Construction is going to do more flashing work on G1 to address the water leak. He will not be removing gutter, but will take other measures to repair the issue. Mark asked if he was going to install a larger drip edge. Nick said that no, due to the ice shield that is already in place and it would cause problems with that. He has other repairs which will address the issue. Mark asked about the metal bracket that was planned to be installed on the cement—also leaking. Nick will talk to Craig Barber about it and get a price as well.
- Talked to Jim Alexander about J building cement pad. In two weeks he will be mobilizing onsite for concrete work in various areas. The deck on the apartment will also be replaced at that time. There are various issues on the roadside decks that he installed—warping, etc—that he will also take care of at that time.
- The dumpster fence has not been taken care of yet.
- Lakeside units that needed paint have been done.
- Office building will be painted in the near future.
- Clocks at pool building have been hung—one outside and one inside.
- Tennis courts—cracks have been fixed as much as possible
- Wooden stairs at C building—talked to Scott Wingerter who first installed them—he will be here for another job and will fix stairs at that time.

- Drainage behind K—Craig Barber and Heinz Wolff were both onsite to evaluate the issue. A quote was submitted by Heinz Wolff and was emailed to the Board quite some time ago.
- Remaining cement decks—some are needing attention. Laura said that the Board needs to check finances and consider some preventative maintenance this fall, if possible.
- Chimney Boxes—some needed repair as the current roofs were being replaced. One of the panels of T-111 were replaced at the time so that the flashing could be installed properly while the roofing was off. Before next year’s budget process begins, the Board would like a price on what the complete chimney repairs would cost, so that it can be considered.
- Beauty Pools—complete.
- Mark thanked Nick and his crew for getting the signs up around the complex. Mark asked that the “Beach Area—No Swimming” sign be installed right by the stairs, instead of where it is now. The Board asked that the old numbers be removed. There were not enough of the door numbers to completely change/add. Nick has a list of missing numbers, and more can be ordered.
- Dead bushes are removed—and being removed—as needed.
- Ann added that the fire extinguisher cover on N building upstairs is missing.
- Jim Parks suggested that for situations/repairs such as that, a work order should be submitted.

Administrative Report – Adele Harrington

- Filled the Board in on the moisture issue/insurance claim at unit H5
- Brought the Board up to date on the hot water tank damage in D1
- Provided Board with an Emergency Procedures flyer with various contact information included. Will compare with what the Board has already compiled to create one comprehensive list.
- Showed the Board the homeowner/resident information form that will be included in next newsletter. Will make another attempt to get info from residents so that a comprehensive database can be created. Will have deadline of August 15th for responses and then consider making phone calls after that to acquire the information.
- Explained to Board that notes were given to renter regarding upcoming deck project, and rules violations.
- Discussed recycling procedures
- Reported that the price for a ‘roll-off’ to use for a “Spring/Fall Clean-up” would be \$350+tax for a 30-yard container, including pick up.

Treasurer Report – Jim offered a brief assessment of the current status of Edgewater’s financials. Larry Ackerman asked about the 25 cent increase on the 4th dryer.

Motion to approve _____Mark_____ seconded ____Jeff_____ Carried ___X_____

Joan Morton asked if anything was being done to collect some of the delinquent payments. There was much discussion about to what extent collection should go to, and what the return would be. We will contact BLB to ask if they are sending out late notices. The Board is going to take additional steps to try to collect the money—potentially seeking legal advice in this matter.

Committee Reports:

Personnel – Laura Peacock/Board of Managers—nothing new at this time

Rules & Regulations –Ann Carden—Revised Rules and Regulations were updated and sent to Board members only at this point. Mark made a motion that they be made available to the residents for comments and Jim seconded. Comments will be requested to be made and submitted by the next Board meeting. All were in favor. Ann said when the weather cools a bit, she will do the ‘car inventory’ to check for parking stickers.

Buildings and Grounds— Jeff Hoy/Laura Peacock

Social and Recreation— Jim Parks—Community Sale was this past weekend, and the profit was roughly \$900. A few things on the Soc/Rec committee wish-list: glass cutting board for kitchen, bocce ball, additional table and chairs for pool area, BINGO game, restore hiking path, picnic area by C building, etc. A Beach Clean-up will be held on July 28 at 4pm. Hotdogs will be served. Rocking with the Roadrunners is Sunday August 7, 3-7pm. Music, food, and fun!

Reserves— Mark Johnston/Jim Parks—there is \$25,000 in Reserves, which has to stay there for the minimum balance. The hope is that there is a bit of cushion in the budget at the end of the year that can be transferred into reserves. The Board suggested that the scrap metal from the decks/stairs that were replaced be sold.

Correspondence:

- Janet Greene (K4)—speeding concerns—Mark is going to plan and order some speed-related signage. An email response will be sent to Janet.
- Jack Horst (P3)—vegetable garden costs and feasibility. Ann made a motion that the oversight of the vegetable garden go back to the residents who use the space, and Edgewater will not hold any responsibility to plow the ground, etc. Jeff seconded. All were in favor.
- Alice Seydel had contacted Ann about the growth behind N building along the lake. It appears that the main concern has been addressed with the mowing of grass that was being temporarily allowed to re-seed. Ann will draft a letter of response. Mark also mentioned some tall grass that is on the lakeside of J building, and wild animals are taking up residence there. Joan Morton asked if crown vetch had been considered for the erosion problem areas on the lakeside.

Old Business:

- Landscape Projects—Jim made a motion and Ann seconded to approve \$2,000 for the landscape committee to use for shrub replacement and planting.
- Updates: stairs to apartment, gutter work, concrete work near J and F buildings
- Capital projects—finish the roofs, then see how much capital is remaining
- Drainage project—tabled until next meeting
- Car storage—the Board is reconsidering the car storage in the rec. building as it causes damage to the floor, etc. Mark made a motion that we no longer offer storage for vehicles. Jim seconded, and all were in favor.
- Pool cover—no funds at this time to buy a pool cover or a heater for the pool at this time.
- WWTP will be kept on the agenda for more discussion.

New Business:

- Lakeshore Savings—Jim Parks made a motion that we move our banking from Key Bank and HSBC to Lakeshore Savings. Mark seconded. All were in favor. We will make the transition ASAP.
- Additional entrance to tennis courts by Baby Pool request from Mark Johnston—a couple of residents asked why the entrance to the tennis courts is located where it is.
- Mark Johnston made a motion to remove the teeter-totter, Jim seconded. All were in favor.
- Bats entering F building—Larry Ackerman described the situation in his condo. We will contact Dave Wallace about taking care of the problem for us—Adele will call for a quote on the job, and follow up with Jeff, building and grounds chair.
- Bats and chimney repairs needed at D6 (Stebell)—will get estimates from chimney contractor about his proposals. Also will have contractor check out other chimneys while he is here.
- Satellite dish roof mounts—there was much discussion, but it was the feeling of Board members that we cannot prohibit homeowners from having a satellite dish. More discussion will follow on this matter.

Next Meeting: _____ Sunday, August 21 _____ 10am _____

Next Homeowners Meeting: TBA-

Motion to Adjourn ____Jeff____ ____Ann _____

Time: 9:15pm