

Edgewater Condominium Board of Managers
Monthly Meeting

Called to order by: Mark Johnston, 1st Vice President

Date: December 29, 2011 - Time: 11:00 p.m. - Location: ECA Office

Members Present:

- Mark Johnston—1st Vice President
- Jeff Hoy—2nd Vice President (via telephone)
- Jim Parks – Treasurer (via telephone)
- Ann Carden—Secretary
- Rick Clawson – Administrator
- Laura Peacock – Excused Absence

Minutes from the previous meeting:

Motion to approve: Jeff moved, Ann seconded. **Approved as amended**

Maintenance Report – Gene Nicholas

- The painting in the office is nearly complete, as well as carpet cleaning.
- Leaves and branches have been picked up along the front side of all units
- Alexander reviewed the deck issues and they will be corrected.

Administrative Report – Rick Clawson

- Rick contacted the company in charge of grape harvesting (Huddy) and advised them that we have not received payment since February of 2010 for the 2009 harvest. No payment has been received for either the 2010 or 2011 harvest season.
- Howard Hanna Holt Realty is now out of the office area; they have not paid any rent since 2010 and have been asked to remove all their materials. The maintenance crew has removed all of their signs.

Treasurer's Report – Jim Parks

Motion to approve: Jeff moved, Mark seconded. **Approved.**

Committee Reports:

Personnel – Laura Peacock (absent)

- No report

Rules & Regulations –Ann Carden

- Nothing to report

Buildings and Grounds—Jeff Hoy

- Nothing to report

Social and Recreation— Jim Parks

There will be an event on January 14 at Freeport, leaving from the Lounge

Reserves— Mark Johnston/Jim Parks

- Nothing to report.

Correspondence:

- None
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Old Business:

- None

New Business:

- Janet Greene questioned the suggested insurance coverage recommendations, specifically what the homeowner was liable for. Rick and Ann explained that the homeowner is responsible for having enough coverage to pay for whatever the association's deductible is. It was reported that the middle deck on the D building is warped. Rick will contact Alexander and get the situation corrected.
- Janet also spoke of cigarette butts being thrown from the balcony in K Building. Rick said he was already aware of the issue and it was being addressed.
- Joan Morton had several questions about financial reporting.
 - Why was there such a large discrepancy for accounting fees between months? Jim explained that over a time period where cash was short, he withheld payment from BLB, and then made it up in later months.
 - Why no money was collected in October from the laundry machines. Rick explained that because October was a light month for the machines, money was not collected until November. Money for December was just deposited.
 - What the \$1225 was for under Building Repair. Jim felt it was for the ceiling damage in J-1. Rick will investigate and report at January's meeting.
 - Why the phone bill was so high. The belief is that because DFT now also supplies electrical contracting as well as telephone services, that a bill might have been put in the wrong account. Rick will investigate.
 - Why did the electric bill vary so much between August and October. Rick will investigate and report.
 - Asked if a separate line item could be placed in the financial report specifically covering collection of arrears.

Next Meeting: January 23, 2012, 3:00 p.m.

Next Homeowners Meeting: TBA

Motion to Adjourn:

Jim moved, Ann seconded. Approved. Adjourned at 12:05 p.m.