

**Edgewater Condominium Association
Board of Managers
Monthly Meeting Agenda**

**Called to Order by: Laura Peacock
October 18th 15th, 2012, 6:00 p.m. - Lakeside Lounge**

Members Present

- ___ Laura Peacock, President
- ___ Jack Horst, 1st Vice President
- ___ Jeff Hoy, 2nd Vice President (via Skype)
- ___ Jim Parks, Treasurer (via Skype)
- ___ Ray Mapston, Secretary (excused absence)
- ___ Rick Clawson, Administrator

Guests

Richard Sauer (704), Alice Parks (via Skype)

Minutes from September regular meeting

- Discussion regarding September's minutes. Jeff clarified that the cost of the trash basket is approximately \$400, which does not include installation. Jim Parks moved to accept the minutes, as amended. Jeff Hoy seconded. Carried.

Administrator's Report - Rick Clawson

- Delinquency Update - reported that we are in much better shape now, with only one owner stonewalling payments. A lien has been filed against that particular homeowner.
- Recyclables - The new recycling guidelines are working well with most residents following the requirements.
- Dumpster Corral - Stratton Services has begun construction of the new corral. It should be finished within a week. And will include security lighting.
- Deck restoration - The restoration project has fallen behind due to the weather. Probably only one more deck will be completed this year.
- Pool Building Overhead Door - The new door has been installed.
- Chimney Inspections - Inspections are mandatory every other year. 2012 is a voluntary year. Owners can opt out of the inspection by filling out a waiver.

Once a definite date for inspections has been determined, owners with fireplaces will be notified by mail.

- Rick updated the Board of the pool leak. Ruch Plumbing will be inspecting the pool to determine the exact location of the leak before any work commences.
- There have been several requests to include a small classified section in the monthly newsletter. After discussion it was decided to allow classifieds on a 3-month trial basis.

Treasurer's Report - Jim Parks

- Jim gave the treasurer's report, which can be viewed on the website or in the office. Jack Horst made a motion to accept the report. Jeff Hoy seconded. Carried.
- There was discussion on creating a Reserve Account but it was felt that the current method of withdrawing fund from the Money Market account as needed was adequate.

Committee Reports:

Personnel - Laura Peacock

- Laura requested a brief executive session following the meeting to discuss personnel.

Rules & Regulations - Ray Mapston

- Updates - adoption of modified rules - tabled until November meeting.
- Laura updated the Board on the Attorney's opinion regarding Board authority with respect to common areas. The attorney's opinion is that the Board does have the authority to use the common areas with respect to air conditioners. A copy of the email will be printed and filed with the Rules & regulations.

Buildings & Grounds - Jeff Hoy

- WWTP trash basket - Jeff reported that the trash basket has been ordered. Once it arrives we will make arrangements to have it installed.
- Landscape Committee Report - nothing to report at this time

Social & Recreation - Jim Parks

- Nothing to report. The committee is inactive until Spring of 2013.

Reserves - Jim Parks

- Covered under the Treasurer's Report.

Old Business:

- Air Conditioning - covered during Rules & Regulations Report
- Reserve account- covered during Treasurer's Report.
- There was discussion on beach stair replacement. Rick was asked to research and obtain another proposal for beach stair replacement and/or renovation of the existing stairway.

New Business/Correspondence:

- Anne Fago (D-5) - Satellite Dish Request - motion to accept made by Jack Horst, seconded by Jeff Hoy and carried.
- David Henry (F-10) - Satellite Dish Request - motion to accept made by Jack Horst, seconded by Jeff Hoy and carried.
- Mary Bagley (P-8) - New Door Request - after discussion regarding specifications, Jack Horst made a motion to accept the door with the arched window. Jeff Hoy seconded. Carried. The door with the rectangular window was rejected because the window size does not fall within the specifications set forth in the Rules & Regulations.

Next Meeting:

- November 28th, 6:00 p.m. - Lakeside Lounge. The Budget Meeting will immediately follow the regular Board meeting.
- The December meeting will be held December 13 at 7:00 p.m. in the office.

Motion to Adjourn:

- Jack Horst made a motion to adjourn. Jim Parks seconded. Carried.