

Edgewater Condominium Association

Board of Managers

November 23, 2013 Secretary Report

The meeting was called to order at 12:00pm, by President Jeff Hoy, in the Lakeside Lounge. All board members and Administrator, Rick Clawson, were present. Homeowners at the meeting included Susan Mapston, Deb Christina, Ruth Pettit, Norm Gollnitz, Greg Smith, Alice Parks and John Ferris.

No guests requested to speak during the Open Forum.

A motion was made by Deb Ferris, seconded by Jim Parks and approved to accept the minutes from the October 2013 regular meeting.

Administrator's Report – Rick Clawson: WWTP Update – Hill Engineering will give a full report at the December 2013 meeting. A blower motor was taken to Dunkirk for repair. Andrew Thompson has been checking the operating functions at the plant. Foreclosure update – There will be a court hearing on December 2, 2013 to appoint a referee. Fireplace Chimneys - chimney inspections are continuing at the complex. Deck restoration – F building deck has been completed, which leaves only K building to do. Rick went on to report that there is a serious crack on the north side of N building where a window was installed by former homeowner, Alice Sydell, a number of years ago. Beth Nefoske is the current homeowner of the unit. Rick will have Norm Leamer, owner of Cement & More, look at the crack and make a recommendation. The beach access stairway has been secured for winter. Storm damage – Edgewater experienced a brown out for a few hours during one of the storms, and a tree fell over power lines at the east end of the property, causing another power outage for several hours. Power is scheduled to be interrupted for approximately 4 hours, on Monday, November 25th, to complete the repairs at that location. Delivery truck damage – lines were torn from a pole, as well as the pole sheared when a delivery truck driver attempted to use the west exit road to leave the property. The delivery company's insurance company, Erie Insurance will cover all repairs.

Treasurer's Report – Deb Ferris reported that we are only \$410.91 over budget and she expects that we should meet our projected net income for the year ending 12/31/13 of \$14,253.25, providing there are no unexpected expenses or a decrease in income for the remainder of the fiscal year. A motion to accept the report, by Janet and seconded by Jim, was approved by the board.

Committee Reports – Jeff Hoy had nothing to report on Personnel. Rules & Regulations – Jim Parks reported that there was a formal complaint made by Laura & Jeff Beach regarding a dog named Harley, owned by Deb Christina. The dog had been leashed, but Deb Christina did not have control of the leash or dog. Harley attacked another dog, Tank (Laura Beach had Tank on a leash), causing Laura to fall to the ground. A motion was made by Deb Ferris that the board follow the rule "Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property subject to these restrictions upon three days written notice from the Board of Managers". The motion stated that the written notice be delivered on Monday, November 25, 2013 and Harley removed from the property, no later than, Thursday, November 28, 2013. The motion was seconded by Jim Parks and approved by the entire board. Jim also requested that we move forward with the parking stickers

changes. Buildings & Grounds – Rick reported that several shingles have blown off the lakeside lounge roof. Social & Recreation – Janet reported that 18 residents attended the Edgewater Thanksgiving dinner that was held in the lounge. There will be a Christmas Party gift exchange and cocktail party on Sunday, December 15th at 2pm in the lakeside lounge. All are invited to attend.

Old Business – Deb Ferris made a motion, Janet seconded and the motion was carried to accept Erie Insurance as our new carrier. Rick will contact both insurance companies, Grimaldi & Erie Insurance of the changes.

New Business – None

The next meeting will be on Wednesday, December 11, 2013, at 1pm, in the Association Office.

The meeting was adjourned at 12:42pm.

Respectfully,

Janet Greene – Secretary