

Edgewater Condominium Association

Board of Managers

December 11, 2013 Monthly Meeting

The meeting was called to order at 1pm, by President Jeff Hoy. All board members and Rick Clawson were present. Guests included our maintenance employees, Tom, Dennis and Casey, as well as Tim Wells from Hill Engineering.

The board presented Land's End all season jackets (with an embroidered Edgewater logo on them) and \$100 gift certificates to the maintenance crew for Christmas and as a thank you for their hard work and dedication to the Edgewater community. Rick was presented with a \$100 gift certificate.

Tim Wells gave an update on the WWTP study. He has received the permit from NYS, but still needs DMR's that go back to 2009 from the DEC. He noted that the air lift pumps are not working well and the airators are in poor condition. Pumps need new piping. Tim made some recommendations for a 'pecking order' for further WWTP study and improvements: 1. Conduct a smoke test in all the lines. 2. Evaluate the pump stations. 3. Improve & repair the control panels and enclose them. 4. Pumps HP can vary. The further away a pump is from the plant should have more HP. 5. Local plumbers and electricians will be able to do most of the work at the WWTP. In closing, Tim suggested that we look on down the road into getting out of the sewer system by pumping our waste to an available source, with the Town of Westfield, to Forest Park (east on Rte. 5. In making a decision, the board will need to do a comparison to decide which will be a more viable path – a new WWTP or piping to the village source at Forest Park.

Jim made a motion, Ray seconded, and minutes from the November meeting were approved.

Administrator's Report: Rick noted that a referee has been appointed for the Hanni foreclosure and that she may file for bankruptcy. Chimney inspections have been completed. The damper is rusted inside the fireplace at the lakeside lounge. There have been heating issues at the lounge. Thermostats had been installed improperly. Mike Stratton is making the necessary repairs and the

maintenance crew are caulking windows in the lounge in an effort to save on heating costs. Rick told the board it is time for a financial review. He will call Johnson Mackowiak to get it started.

The Budget Meeting report was approved.

The Treasurer's Report was read by Deb Ferris. She noted that we were over budget in insurance fees, ground and building maintenance areas. She stated that we may not make our budgeted net income of \$14,254.15 for the year ending 12/31/13. A motion was made by Janet, seconded by Ray and approved by the board to accept the treasurer's report. Deb gave a report on delinquencies in Association Fees. She stated that statements were sent out to delinquent homeowners on November 14th, along with a letter explaining that if their balances were paid in full by December 1, 2013, their finance charges would be waived. Following the mailing, delinquent payments were received from six homeowners, totaling \$9,227.01 in delinquent fees. In addition to the unit which is in foreclosure, there are only two delinquent homeowners that remain with balances totaling \$5,348.18 left to collect.

Committee Reports: Jeff Hoy reported that Rick Clawson's performance review has been completed. Rick noted that a request for appeal hearing regarding unemployment benefits for Eugene Nicholas has been submitted and he is awaiting a date for the hearing. Rules & Regulations – Jim made the necessary changes to the parking rules and parking permit applications & the omission of the \$250 deposit for satellite dish installations to the rules and regulations. A motion was made by Jim and seconded by Deb to approve the changes. The motion was approved. Buildings & Grounds – Jeff talked to Susan Mapston regarding the flower bed behind building M that was planted by Deb Christina, at her own expense. Susan felt that Deb would be entitled to remove all perennial plants belonging to her if she were to leave Edgewater.

Old Business: The board approved to give Deb Christina 10 days to remove her dog, Harley, from Edgewater property, effective 12/11/13/ If the dog has not been removed from Edgewater by 12/21/13, a fine of \$25 per week will be assessed up to a maximum of \$300.

The next meeting will be January 22, 2014 at 1pm in the association office. The meeting was adjourned at 2:14 pm.