

Edgewater Condominium Association

Board of Managers

January 22, 2014 Meeting Minutes

The January meeting was called to order at 1pm by President Jeff Hoy. All board members were present, as well as, Administrator Rick Clawson. Alice Parks attended via Skype.

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

Administrator's Report – Rick Clawson: Rick reported that all chimneys have been inspected, and Chimney Sweeps did an excellent job providing reports on each chimney at the complex. Invoices have been sent to homeowners. Data for the financial review will be gathered in the coming weeks. Rick informed the board that Tom Somerfeldt has not returned to work, yet, by choice. Rick spoke with Tom and informed him that as long as work is slow, and the other two employees can handle the work, he can continue to take the time off. However, Rick told Tom that he would not be eligible for unemployment benefits during this time. The new Gator is scheduled for delivery during the first week in February. Rick noted that residents have been doing laundry at the office facility, late at night, causing excessive noise and racket at his apartment above the office building. He has asked permission to post laundry hours from 8am to 8pm at the office laundry facility only. He will post a notice in the newsletter, making the new hours effective immediately. Rick will be changing providers for our website in the coming weeks. We, currently use Homestead at a cost of \$19/month. We will change to Justhost, as the changes take place. Justhost is cheaper than Homestead and offers more options.

Committee Reports: Personnel: Alex Nusom received his jacket, worked for a few weeks in January, while off for semester break, and plans to return to Edgewater this summer. Rules & Regulations: Jim made a revision to the walking pets rule, requiring all pets to be walked, at least, 50 feet from all buildings. Revisions of pet rules regarding dog attacks and injuries were discussed. Jeff requested that Jim make a revision and email it to the board for consideration. Jim agreed that he would follow through with Jeff's request. Buildings & Grounds: Rizzo has been contacted about making repairs to the flood prone area near P building. Norm Leamer will be prepared to repair the crack on N building in the spring. Requests for proposals have been mailed to contractors for four upcoming projects: 1. Remove and replace 6 doors in the pool building. 2. Install card locks at the access doors for the pool and exercise room. 3. Remove and replace siding on H building. 4. Remove and replace partitions along lower rear deck at H building. Social & Recreation had nothing to report.

Old Business: None

New Business: A request to install a satellite dish by homeowner, Jeff Hoy, was discussed and approved. Debbie Ferris noted that the password for our accounts should be changed on a quarterly basis. She will make the changes and notify the board upon completion of the changes.

Next Meeting: February 19, 2014 at 1pm.

Meeting adjourned at 1:40pm.

Respectfully,

Janet Greene