

Edgewater Condominium Association

Board of Managers

February 19, 2014

Secretary's Report

The meeting was called to order, by President Jeff Hoy, at 1pm in the Association Office. All members were present, along with Alice Parks attending.

A motion, to accept the minutes from the January meeting, was made by Ray Mapston, seconded by Jim Parks and approved by the board.

Administrator's Report: Rick sent copies of the WWTP Engineering Report to the board to be reviewed. Rick reported that he has been in contact with Martha Bills regarding joining the Westfield sewerage district. He has, also, made contact with someone to conduct a smoke testing. Jim feels that spending large amounts of money into the WWTP is a bad investment. Jeff noted that the lift stations are a necessity to keep maintained. Rick has created a new Edgewater website and continues to update it. A new weather station has been mounted on the flag pole, at Edgewater, and current weather can be viewed on the website. The new Gator has been a God send since its arrival to Edgewater. There was no need for Westfield Nursery to plow a few times due to the addition of the utility vehicle. Rick discussed a request from a Secondary Loan Institution that the board revise our budget to show a line item that we allow a minimum 10% reserve fund. The bank noted that an application for a loan to purchase Unit 909 would be denied if we fail to revise the budget. Following a lengthy discussion, it was decided that the board is not in a position to change the budget, at this time, and suggested the Rick advise the prospective buyer to apply for another loan at Lake Shore Savings where our account is held, or another local bank that does not get loans from Secondary Loan institutions. Loan institutions, such as, FFA and Fannie Mae require that condominium associations maintain a minimum 10% reserve fund.

Treasurer's Report: Debbie gave the treasurer's report and in summary, reported that for the one month ended, we are over budget \$9,535.32. A motion was

made by Janet, seconded by Ray, and approved by the board to accept the treasurer's report.

Committee Reports: Jeff Hoy asked about Tom Somerfeldt. Rick stated that he has remained in contact with him, noting that there may be times that he will need to call Tom in to work. Rules & Regulations: A motion was made by Jim, seconded by Janet and approved by the board to revise and adopt the pet rules. Revisions to lines 332 – 348, now read as follows: Owners or their family may have two dogs or cats but may not exceed two pets per unit. Long term renters (6 months or greater) may have one animal providing they have written permission from the owner. Any pet causing or creating a nuisance, unreasonable disturbance, noise, or which attacks a person or another animal, shall be permanently removed from the property subject to these restrictions upon three days written notice from the Board of Managers. Any person who is involved in an animal attack incident should report it both to the Edgewater Board of Managers and to the Westfield Township animal control officer within 24 hours of the time the attack occurs. This will provide the necessary legal record to support the Board's efforts to enforce the rules. Pets must always be on a leash or carried. Animals not on a leash or carried will be turned over to the Town of Westfield animal control officer. Pets may be walked anywhere on the Edgewater grounds, but no closer than 50 feet from all buildings, providing owners to clean up after the pet at all times. Owners must at all times carry tools and a bag for cleaning up after their pets. Reptiles of any kind are not permitted in the units or development. Social and Recreation: Janet reported that the next meeting was scheduled for Feb. 26th, at 10am in the Association Office. Debbie & Jeff expressed a desire to attend, via Skype, if they were available.

Old Business: none

New Business: Jim suggested that someone contact the mortgage services and note that we have met our responsibility and have a sizeable reserve fund mount. Rick reported that the big tractor needs a new seat and will cost \$300-400 to replace.

Next Meeting: March 19, 2014 at 1pm

A motion was made to adjourn, by Janet, seconded by Jim and approved by all.
Meeting adjourned at 2pm.

Respectfully,

Janet Greene