

## Edgewater Condominium Association

### Board of Managers

April 25, 2014 Meeting

The meeting was called to order by Jeff Hoy at 1pm. All members were present along with guests Alice Parks and Tim Sventek.

Open Forum: Tim Sventek gave a report and submitted a proposal on the pool plumbing. He has contacted the county regarding requirements for the project. The estimate for one new sand filter for the wading pool, two for the main pool, and four new chemical feed pump, from Watson Pools, comes to \$4305. Tim noted that he would use existing pumps, and including labor and other misc pipes, fittings, valves and hangers, the total estimate to complete the project is \$8900.

Minutes from March regular meeting: Jeff noted that there should be a change to the date of our April meeting to show the actual changed date. Subject to that change, a motion by Janet, second by Ray was approved. Also, a motion by Debbie, seconded by Ray was approved to accept the revised February minutes.

Administrator's Report: Rick reported that he is still working on a proposal from Fairpoint Communications for community wide WiFi. We will have free WiFi at the pool building again this year. Rick is continuing the transition of new parking stickers for all homeowners. No reports have been received, yet, from the sewer line inspection and smoke test.

Treasurer's Report: A motion to accept the treasurer's report from Janet, seconded by Ray was approved by the board.

Committee Reports: Personnel – Tom Somerfeldt plans to return to work on May 12<sup>th</sup> and Alex Nusom will return, as summer help, in mid-May. Rules & Regulations – none. Social & Recreation – Janet reported that there will be a meeting in mid-May to make plans for the first event of the season, TGIFF – Thank God It's Fourth Friday. Buildings & Grounds – Rick gave report on buildings and grounds: K building deck – Leamer cannot repair this deck with a surface

covering. He feels it should be torn down and a composite deck built. Rick will have Norm return to take a 2<sup>nd</sup> look at it. The crack on the N building wall has worsened and is in urgent need of repair. The estimate for this repair, from Masonry & More is \$6,320. Rick has received two estimates for the replacement of doors in the pool building: Barber Maintenance, Inc. - \$13,300. Stratton Services LLC - \$11,709.80. Due to the expense involved for replacement of the doors, this year, it was decided to replace the closures on the entry doors to the pool. Rizzo looked at the culvert on the road to P building and told Rick that he will need to tear up the road, remove the old culvert and replace it with new culvert to allow overflow, from rains and winter thaws, to flow properly through the drain. A rough estimate to complete this project will be in the \$10,000 price range (Note: this was not a written estimate from Rizzo). Finally, Rick noted that the winter was not kind to our roads, this winter, and are in bad shape.

Old Business: Mark Barghar has heard nothing back on the complaint for Paul Kreidman, regarding noise due to laminate flooring in the Lojiacano unit. Also, Mark Barghar is going to petition the court to assign referee as no word has been received from Hanni's attorney, since Mark sent the letter. WWTP – Rick will try to set up a meeting with the town to discuss the cost to connect to their lines in Forest Park. Rick never heard back from the state regarding an appeal on benefits for Eugene Nicholas.

New Business: Nominations for the two expiring board positions have been selected. They are: Ray Mapston, Gregory Smith and John Covey. Janet made a suggestion that we offer a Homeowner 'walk around' the grounds during the summer season. Rick would host the tour, with available board members a part of the tour. We will include a handout to show what projects are being worked on, what has been completed and what still needs to be done in the coming months/years. The board was receptive to this suggestion. Jeff noted that a tree fell down over the fence of an adjoining property, behind P building, and that he is concerned for resident safety, should people walk beyond the Edgewater property. Rick will have Mark Barghar take a look at the area and send a letter to the adjoining owner.

Next meeting is May 21, 2014 at 1pm.

Janet made a motion, and Debbie seconded to adjourn the meeting at 2:10pm.  
All approved.

\*\*\* Following the meeting, it was approved, by the board, to proceed with the plumbing repairs at the pool building, and to repair the crack at N building, via email.\*\*\*

Respectfully Submitted,

Janet Greene