

Edgewater Condominium Association

Board of Managers

May 21, 2014 Secretary's Report

The meeting was called to order by President Jeff Hoy, at 1pm, in the Association Office.

All board members were present, along with Administrator Rick Clawson, and guests Susan Mapston and Alice Parks.

Susan Mapston gave a Landscape Committee report, noting that the roses are coming back and that the flower boxes will be planted on May 23rd. She noted that some plants at unit fronts are questionable and may need to be replaced. Susan requested permission to remove two short needled evergreens from the entrance plot. She would plant more of the knock out roses in those areas. A motion was made by Janet, seconded by Ray and approved by the board to accept this request.

A motion by Jim and seconded by Janet was approved by all to accept the Secretary's Report from the April 2014 meeting.

Follow the Treasurer's Report from Debbie Ferris, a motion from Debbie was seconded by Ray was approved by the board.

Administrator's Report – Rick Clawson: Tim Sventek is awaiting the arrival of filters, which have been shipped. Once they arrive it will take roughly 2-3 days to complete the pool plumbing. It is Rick's goal to paint the pool at the end of the season at an estimated cost of \$3000 - \$4000. WWTP – The inspection has been completed by the DEC and questions are being researched and answered at this time. There was a minor sewer issue between C & D buildings. It was discovered that stones had been thrown down a sewer drain that needed to be repaired. WiFi will be available at the pool building again this year. The password for access to the internet is ten 7's. Rick has not received a quote on the cost at this time. The report of the sewer line inspection from Pipe Eye is completed and Rick reported that the cost to repair the sewer lines will be approximately \$6000 total. Rick said he will ask for a more detailed estimate from Pipe Eye for the board to review.

Committee Reports: Building & Grounds – Pool Building door closures will arrive this week at a cost of \$500. Jeff asked that the closures be adjusted so that they will close more slowly and be safer to use. Rick received two estimates for the Building H restoration. Mike Stratton submitted a bid of \$12,730 and Jim Alexander submitted a bid of \$12,741. Rick noted that both

contractors recommended priming both sides of the siding. Janet made a motion and Ray seconded to accept the bid from Mike Stratton. It was approved by the board. Rick reported that gutters and downspouts at buildings D, F, J, G & M need to be repaired. Storage Units – Rick has been approached by someone who would like to build storage units at the western end of Edgewater property. The individual would be willing to buy or lease the property from the Association. Following a discussion, the board decided to table this topic until more information is received. Building N crack repair – is on contractor's schedule to be done and will cost in excess of \$6000. Proposed parking lot/mail boxes restructuring – Rick showed the board a drawing of the restructuring of the overflow parking lot and mailboxes between L & M & N buildings. The board agreed that it would be fine for the maintenance staff to move forward with this project, subject to approval from homeowners in the aforementioned buildings. Paving proposal – Kingsview Enterprises submitted an estimate for multiple paving and repair projects on the grounds. Jim Parks made a motion, Janet Greene seconded and the board approved to accept the bid of \$5000 to pave half of the tennis courts. There were no reports on Rules & Regulations or Personnel. Janet reported that Social and Recreation would hold their first event of the season on Friday May 23rd, called TGIFF at the sun sail area.

Old Business – Rick reported that the community vegetable garden would be tilled once the grounds dried up a bit more. Susan Mapston agreed to contact homeowners who are interested in having plots at the garden.

New Business – Norm and Marilyn Gollnitz submitted a request to replace the tree that fell behind L building during a storm. A motion made by Jim that was seconded by Ray, to approve this request, as long as they consult with the Landscape Committee about their tree selection, was approved by the board.

Next Meeting is June 8th immediately following the Annual Meeting/Elections. The Annual Meeting begins at 4pm. Ballots will be mailed on Friday, May 23rd.

Adjournment – Prior to adjournment, Jeff and Janet thanked Jim for his years of service on the board, and thanked Jim and Alice for their contributions to the Edgewater community. Following a motion by Jim, seconded by Debbie, the board approved to adjourn at 2:20pm.

Respectfully Submitted,

Janet Greene

Secretary