

Edgewater Condominium Association

Board of Managers

June 19, 2014 Board Meeting Minutes

The meeting was called to order, at 11am, by President Jeff Hoy. All board members, except Greg Smith, were present, along with Rick Clawson, Administrator, homeowners Rich & Peggy Sauer, Bob & Luann Roberts, John Ferris and guests Ken Carter & John Sowa from Fairpoint Communications.

Open Forum: Ken Carter presented a proposal to deliver high speed internet to 104 units at Edgewater Condominiums. He gave an overview of the types of internet options, including DSL (must have a landline), Outdoor Wi-Fi (won't penetrate buildings), in building Ethernet, Wireless Backhaul Links and In building Ethernet, Fiber Optic Connectivity. He provided handouts to the board and spoke about the pros and cons of each option. Ken's recommendation is to install, on each building, Ethernet, Wireless Backhaul Links. Each building would be wired for Ethernet, connected via wireless. This type of service is really fast, pretty cheap to install and is stable with no interference. The wireless backhaul is directly across the street on Route 5. Ethernet Wireless Backhaul Links would provide 10 Mbps per unit, no phone line is required; customers will need to provide an Ethernet router and Wi-Fi router for their service or they can purchase them from Fairpoint, which is a one-time purchase of \$25 and \$50 respectively. Each customer will provide Fairpoint with a User Name and Password. Ken told the board what network components would need to be placed/installed on the common property, and what Fairpoint would supply to provide service to the community at Edgewater. He explained that the Association would need to contract out for the Ethernet wiring, jack installation in each of the 104 units and provide accessible AC power on the outside of each building. All of the information was included in the handouts to the board. Ken recommended Single Bill Pricing go directly to the Edgewater Association and offered two contract terms: a three year contract would cost \$2364/month from March-October, with a winter rate of \$1418/month from November-February. A five year contract would cost \$2009/ month March-October and \$1205/month November –February. He noted that these prices do not include taxes, and if we were to agree to the 5 year plan and have 100% of the units sign up for the internet service. A monthly cost to homeowners would be competitive to present day broad band internet service. Residents would pay their monthly internet access fee directly to the Edgewater Association. The method for payment will be determined once ECA commits to the service. President Jeff Hoy noted that community wide internet would be a considerable savings for internet service to everyone at Edgewater. Rick noted that, to date, approximately 60% of Edgewater residents have some type of internet service. Ken said that Fairpoint would have the capability to shut off service to individual units should any homeowner fail to pay their fees to the Association. Following the presentation, Jeff told Mr. Carter and Mr. Sowa that the board will need to discuss this topic further and determine the Association costs and expenses prior to making a final decision. He thanked them both for taking the time to attend our board meeting.

Luann Roberts requested to make a presentation regarding Lakeside trimming, stating that undergrowth blocks the lake view in buildings 700, 800 and 900. She said that she has previously asked, for 3 years,

why trimming isn't done and was told it is due to an endangered species that grows on the property. She presented a sample picture of a small clump of trillium that grows on the east side of the wooden bridge. She said that trillium is an endangered species, but she does not believe it is endangered in NYS. She showed another picture of a Mayapple that she said is not endangered and grows at large along the bank by the bridge. Luann and her husband, Robert, searched equipment that might be purchased or rented to clear the undergrowth in the groves. Bob stated that the saplings will grow into widow makers and need to be cut. Luann asked the board to respond to her question: why doesn't maintenance cut down the undergrowth and perhaps use the large tractor to do the work. Janet spoke up and stated that those groves are natural areas on Edgewater property. She noted that the board asked the Landscape committee to do a study of the grounds, approximately 3 years ago, regarding the lakeside trees and preservation of the lake shore. Janet and former board member, Laura Peacock walked the grounds with a local professional landscaper; he recommended the removal of some smaller trees around the bridge, at that time, while noting the importance of deep root growth to help preserve the lake shoreline from deterioration. The landscape professional noted that any and all types of root growth would enhance the preservation along the shoreline. Rick spoke up and told the Roberts that anytime trimming is done, the association hires professionals to do the job, as no trimmings can be thrown into the lake or Edgewater will be fined.

Janet Greene told the board and guests that she had an incident with two unit owners in violation of the parking rules. She returned from dance rehearsal, late Wednesday evening, during heavy rains and a thunderstorm, to discover that two different unit owners had parked both of their cars in the residential parking area that is restricted for buildings F, G, H & J. Janet was forced to park in the overflow parking area at the pool lot. Debbie Ferris said she was one of the 'guilty' owners and felt bad when she saw that Janet had to park in the overflow area. Rick Clawson said he had received Janet's email complaint and had placed notices on the cars belonging to owners who were in violation.

Secretary's Report: Janet read the minutes from the May 2014 meeting. Following a motion from Ray that was seconded by Debbie, the board voted to approve the minutes.

Treasurer's Report: Prior to giving the treasurer's report, Debbie requested to change the name of the Lake Shore Passbook Savings Account to Lake Shore Reserve Account. She explained that the savings has always been designated as funds used as our reserves fund, used for capital projects, for the Association, and should be named as such. Following a brief discussion, the motion made by Debbie, was seconded by Ray and approved by the board. Debbie presented the Treasurer's report stating that we were over budget \$19,438.47. Debbie made a motion, Janet seconded the motion and the board approved to accept the treasurer's report.

Administrator's Report: Rick updated the board that our attorney will be meeting with the referee sometime next week to gather the total amount of money due Edgewater on the Foreclosure. He stated that there will be an auction sometime in August. The new pool system is working well, with little maintenance needed. Entry doors to the pool have been adjusted. Rick requested permission to order new keyless locks for the entry doors to the pool at a cost of \$500 each. Each owner will have an individual 'password' to gain entry to the pool. After the discussion, Debbie made a motion, Janet

seconded and the board approved the purchase of keyless locks. Rick told about the sewer backup in the lower units of D Building. There was minor damage to 4 units and major damage to one owned by Ann Fago. The expenses to the Association will be billed to the insurance deductible. Service Master was called in to clean all units. Rick estimated that the cost for the total cleanup and replacement of carpeting would be about \$2000. Pipe Eye came in to seal all main sewer lines and manholes. R.T. Logistics will tear out the manhole in front of C&D buildings and install cleanouts. R.T. Logistics, also, submitted a proposal to put in drains near D building at a total cost of \$4361. A motion by Debbie that was seconded by Janet was approved by the board to accept the bid and proceed with this project. WWTP sewer line has been repaired. Repairs to the John Deere 3320 will cost between \$500-600. The office water tank blew out earlier in the week, and needed to be replaced. The old tank was 10 years old.

Committee Reports:

Building & Grounds: H building restoration – the crew has been priming the backs of the siding while awaiting the availability of Mike Stratton, contractor. N building repair – waiting for the contractor, Norm Leamer to schedule the repair. Paving and sealing – the roads have been completed, however, Kingsview suggested we wait until August to pave the tennis court, as the lawns are still very wet in those areas.

Landscape: Ray reported that a dogwood tree had been planted in front of M building. Norm & Marilyn Gollnitz purchased a tree to plant behind L building and donated a 2nd tree to the Landscape Committee to be planted elsewhere on the grounds. Ray said that Norm and Marilyn have planted the tree behind their building and that the entire complex looks alive with the array of beautiful flowers. Luann Roberts asked if flower boxes could be purchased and hung on 2nd floor units in some manner. Ray stated that it would need to be discussed by the committee and approved by the board. He spoke to Luann regarding the lakeside trimming, stating that we need to be careful regarding our lakeside trees and their shallow root system in the tree islands behind buildings H, J & K. Jeff said it will take an in-depth study and discussion to come up with a viable solution.

Rules & Regulations: Debbie Ferris proposed a change to the rules and regulations that reads as follows: USE OF COMMON ELEMENTS: The use of any and all common elements of the Condominium Association is to be reserved exclusively for the use of owners and their tenants. With the exception of the following:

1. Those homeowners whose Association Maintenance Fees and/or assessments are in arrears greater than 90 days.
2. Those homeowners who have a lien or foreclosure filed in the County of Chautauqua against their property located at Edgewater Condominium Association by the Board of Managers of Edgewater Condominium Association.

For this rule and regulation, common elements are defined as: Lakeside Lounge, Exercise Room, Washer and dryer rooms, Pool Building, Pool and Tennis Courts.

There was a discussion about who "owners and tenants" includes in this proposed change. The board agreed that "owners and tenants" includes any family or guests who are with them.

Debbie Ferris made a motion to add this Use of Common Elements rule to our Rules and Regulations. Janet Greene seconded the motion and the board approved it.

Personnel: Jeff reported that our maintenance crew is being utilized well and doing a great job keeping up with ground maintenance, pool upkeep, and various projects.

Social & Recreation: Janet spoke to the board about the possibility of Rec & Social Committee hosting fundraisers to help offset costs for a new children's playground in 2015. She noted that it is still in the discussion stages with the committee. The board gave total approval for this venture, and Jeff Hoy thought it to be a great idea for promoting community involvement.

Old Business: Jeff said he hopes to include a monthly update and Debbie Ferris will give a Treasurer's Report in our newsletters. We need more facts regarding the storage unit proposal that would be constructed at the western end of Edgewater property, directly off Route 5, before the board can vote on it.

New Business: A motion was made by Debbie Ferris and seconded by Jeff Hoy to accept the AC request for owners Schauer in unit 401. Their request was approved by the board. A satellite request by Jeff Hoy in 1302 was approved following a motion by Janet and second by Debbie Ferris, with Jeff Hoy abstaining. Debbie asked Rick to update the contact information for the Board of Managers and posting of Newsletters.

Open Forum: Rich Sauer asked if there is a comprehensive plan for the entire Edgewater community. Rich offered to assist the board in the development of a direction of plans at Edgewater in the future. Jeff and the board accepted his offer to assist.

Next Meeting: July 26, 2014 at 10am in the Lakeside Lounge

Adjournment: Janet made a motion and Debbie seconded to adjourn the meeting. All approved. Jeff declared the meeting adjourned at 12:54pm.

Respectfully,

Janet Greene Secretary