

Edgewater Condominium Association

Board of Managers

July 26, 2014 Secretary's Report

The July 2014 meeting was called to order at 8:07am at the pool building. All board members and Rick Clawson were present. Homeowner, Bob Roberts, attended the meeting late.

A motion, to accept the minutes from the June meeting, was made by Debbie Ferris, seconded by Greg, and approved by the board.

Debbie Ferris gave the treasurer's report, noting that we have \$121,925.69 in our Lake Shore Reserve Account and \$52,529.02 in our Lake Shore Checking Account, with Total Cash Assets of \$174,454.71. The motion to accept the treasurer's report was made by Debbie, seconded by Greg and approved by the board.

There was no discussion during the Open Forum for guests.

Administrator's Report: Internet Update – Mike Stratton will be installing the conduit to prepare Building M for the community wide internet, as a trial to determine the costs per building. Rick brought Greg up to date on the community wide internet proposal from Fair Point Communications. Another survey will go out in the next Newsletter to encourage more homeowner interest. There are, currently, about 20 owners interested in signing up for the community wide internet. Lakeside Trimming – Our maintenance crew completed the trimming on the lakeside of the fence. However, some branches were not reachable. Rick said there is a longer version of trimmer that would take 2 men to operate, that could reach the more distant branches. The cost for the new trimmer would be over \$700. Rick pointed out that a one- time trimming of the lake shore costs \$1500.00 to hire it done. Rick has been cracking down on the guys to wear safety glasses when trimming. The board agreed that safety glasses should be a must for our employees. Equipment Maintenance – The power steering unit on one of the tractors needs to be replaced. The cost will be about \$600. WWTP – All pipes have been inspected and repaired except for Building H. Three clean outs have been installed in front of Building D. Contractors still need to push a 4" pipe under the roadway to allow drainage of water away from the buildings. Rick stated that the WWTP is currently working well. Replacement of the lift station near Building N will be the next project. Rick spoke with Tim Wells and it was recommended that we move forward with the lift stations. 2015 Budget Preparation - Jeff noted that we need to start scheduling budget meetings, separate from board meetings, to discuss upcoming projects (for 2015) in an effort to get close

estimates for each project. This will allow us to create a more accurate budget for 2015. The first meeting will be Tuesday, August 5th, at 6pm in the office. On another topic, Greg asked if each building has a master shutoff. Rick said he believes that there are shutoffs for each building, but the prints of them are not accurate, so locating them is difficult. Greg recommended that every building should have a master shutoff and that each unit should be required to install a master shutoff when doing renovations to their unit.

Committee Reports: Buildings & Grounds - Building H restoration will be done sometime this year; Building N repair will be done sometime this year. Both are awaiting the availability of the contractor to get them scheduled. Tennis Court paving will be done in late August or early September. The grounds surrounding the tennis courts have been extremely wet this season and the contractor has concerns about getting paving equipment in and out of the area. Rick told the board that the gutters and drains, in front of each building are in poor condition. He said that Davis Roofing makes seamless gutters. It was suggested that Rick look into leaf and debris guards and discuss them with the contractor. Rules & Regulations – It was brought to the board's attention that a homeowner in Building D, now has 3 pets, one of which is a cat that runs loose on EW grounds. Our rules restricts unit owners to only 2 pets per unit, and all pets must be leashed, at all times, when on common grounds. Rick will send a letter to the homeowners to inform them of the two violations. Personnel – Marc Brooker has been hired to replace Casey. Social & Recreation – Janet reported that the Treasure Sale grossed \$845.60 and that the committee would be hosting their first ever Spiedie Fest later in the day.

Old Business: Undergrowth in groves behind buildings H, J, K, L – Janet made a proposal to pull the weeds and remove the saplings in the groves, then plant spring bulbs, as well as transplanting some of the multi - color ground cover, that is actually a weed, into the groves. This plant has deep root growth, up to 2' deep, that will enhance the protection of our shoreline in this area and along the culvert near the east side of one of the groves. She, also, said it would be nice to create a small open area for park benches in each of the groves. Janet priced benches at about \$72/bench, and that if she ordered spring bulbs by August 15th, she could get them at a huge discount. She told the board that she would need maintenance assistance to cut/remove the saplings within the groves and to remove brush and weeds as they are pulled. A motion was made by Debbie Ferris and seconded by Janet to approve this landscape project and order the bulbs for fall 2014 planting. The board voted to approve the motion. Prince Porch Leak – Ray reported that the porch leak has been resolved for Mr. Prince. He said we need to clarify the rules regarding who is responsible for porch leaks caused from open balconies vs enclosures.

New Business/Correspondence: Lounge Cleaning – Janet reported that the common areas, such as the lounge, gym, laundry facilities, pool building and all restrooms are in need of a

routine cleaning. She noted that the maintenance crew is far too busy to be concerned about cleaning during the busiest part of the season, when it is needed the most. She recommended that we hire someone to clean these areas on a regular basis, during the spring, summer and early fall (during the busy season), and once an initial deep cleaning is done, it won't take too long to continue to maintain it. Debbie Ferris pointed out that the lounge entrance has become a place for residents to drop off books and magazines and is getting cluttered. The board recommended that we get some parameters defined and move forward. Strategic Planning – Ray and Greg presented their plans for future discussions that will include buildings, grounds, WWTP, roads, goals for common grounds, legal issues, living environment and our landscape areas. Accountant Letter of Engagement – Debbie Ferris and Jeff Hoy will talk with the accountants regarding our monthly cost. The board feels that our monthly cost should have dropped when maintenance checks were no longer mailed to them. They are being mailed to the Association Office for Rick to record and deposit into our Lake Shore Account.

Open forum for Guests: Bob Roberts had questions regarding the project of the undergrowth of weeds in the groves. His concern revolved around weed regrowth and if they would be mowed down in future years. Janet pointed out to Mr. Roberts that weeds continue to thrive in many landscaped areas and unit fronts about the Edgewater community. She noted that preen is frequently used to deter recurring weed growth, but that the Landscape Committee, which only has three active members, work diligently to maintain as many of the areas as possible. Janet invited Bob to join the committee, in their efforts, and become an active member.

Next Meeting: August 30th at 8am.

Adjournment: Ray motioned and Janet seconded to adjourn the meeting. All approved. Jeff declared the meeting adjourned at 10:35am.

Respectfully,

Janet Greene, Secretary