

Edgewater Condominium Association

Board of Managers

October 22, 2014 Board Meeting

The meeting was called to order by President Jeff Hoy at 7pm in the Lakeside Lounge. All board members, except Greg Smith (excused due to family emergency) were present, along with Rick Clawson, Administrator. Jeff welcomed guests: Ann Fago, Connie Padak, Al Clody, Jack & Kathy Horst, John & Cathy Rathmell, Norm & Marilyn Gollnitz and Elaine Prince. The president said that recording the informational assessment meeting was so successful that the board will continue to record all monthly meetings and post the audio on the website for those who are unable to attend meetings. The secretary, Janet Greene will continue to take minutes and file a monthly report for the records.

Open Forum for Guests: Ann Fago expressed concern about snow removal during the winter months, explaining that last year brought an abundance of snow making it difficult for the crew to keep up. Rick Clawson stated that snow fences have been put up between buildings in an effort to prevent drifting snow between the buildings and that more employees have been hired to help keep stairways, balconies and walks clear. The Gator will be used to clean up parking lots in between contract plowing by Westfield Nursery.

Secretary's Report: A motion by Janet, seconded by Debbie Ferris to accept the secretary's report of the September 2014 board meeting, was approved by the board.

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

Administrator's Report: Community Wide Internet Survey – So far, 36 homeowners are in favor of the community wide internet service. The trial internet has been installed at M Building and is working well. Consent Forms – Rick will continue to remind seasonal homeowners to complete a consent form if they want the crew to check their units during the winter months. Fall Cleanup – The board approved the purchase of a CycloneRake to aid with fall cleanup of leaves, following a motion by Debbie Ferris, and second by Janet Greene. Snow Fences – The crew have installed snow fences between buildings to deter drifting snow on the walkways during the winter months. Beach Stairway - will remain open as long as possible. Grape Harvest – Rick hopes to put our vineyards up for harvesting bids for 2015 in an effort to get more money.

Committee Reports: Building and Grounds – H Building restoration is 95% complete; partitions still need to be done. N Building Repair – is expected to be started in about 2 weeks. Tennis Court Repaving – has been postponed for this year due to poor ground conditions. Chimney cleaning is optional for homeowners this year. Rules & Regulations – Due to the absence of Greg Smith a discussion of Rules & Regulations, pertaining to smoking, harassment and storage units, was postponed to the November meeting. Cleaning Services – the board is looking into hiring a cleaning service to have common areas

properly cleaned on a periodic basis. Assessment Appeal – Rick has contacted the Town of Westfield Assessor to get a list of all unit assessments, in an effort to have the reduced.

New Business: Homeowner, Norm Gollnitz presented a request to establish an Advisory Committee, made up of homeowners living (full time) at Edgewater, or in the area, to get a better understanding of how Edgewater Condominium runs, learn about the responsibilities of the board and what it takes to maintain the grounds, common areas and waste water treatment plant. The committee would be an advisory unit with no authority to say yes or no to requests and suggestions. A motion made by Debbie Ferris, seconded by Janet Greene, was approved by the board for an Advisory Committee to be established.

Open Forum: Al Clody suggested that the board consider hiring a resident to clean the common areas on a periodic basis. Jack Horst noted that homeowners could hook up a wire, instead of purchasing a router, if they don't need wireless internet. They would still need a modem. John Rathmell suggested that Norm Gollnitz provide 10 examples of how the Advisory Committee could be useful to the community.

Next Meeting: November 24, 2014 at 7pm in the Lakeside Lounge

The meeting was adjourned at 8:11pm.

Respectfully,

Janet Greene

Secretary