

Edgewater Condominium Association

Board of Managers

February 28, 2015 Board Meeting

Secretary's Report

The meeting was called to order at 10 am by President Jeff Hoy. All members were present with visitors Norm Gollnitz, Susan Mapston and John Ferris.

Open Forum for Guests: None

Minutes from January meeting: approved following a motion from Janet and second by Greg.

Treasurer's Report: following the report from Debbie Ferris, a motion to accept the treasurer's report by Debbie Ferris was seconded by Janet and approved by the board.

Administrator's Report:

Foreclosure on Unit 701 is complete. There were no successful bidders. Edgewater Condominium Association now owns the unit and are responsible for paying the back taxes.

Internet – An antenna has been placed on C Building. Fairpoint is installing the exterior wireless access points.

WWTP – There was a blower motor down for a few days, but is now repaired.

Snow Removal – is ongoing with the crew working diligently to clear snow.

Project RFP's – There is nothing to report at this time.

Frozen water lines/damage – Unit 606 was damaged by an interior pipe within the walls. All clothing and bedding will be laundered by Debbie Lincoln. Water damage to Unit 302 was caused by water module in a dishwasher at Unit 307.

Inspection of unoccupied units – Rick stated that there needs to be approval to have access to all unoccupied units during the winter months to check temperatures in each unit to help prevent frozen pipes.

Outdated/New Resolutions – A Winter Condominium Inspection Resolution was presented to the board by Rick. Following a discussion by the board, Greg made a motion, Janet seconded to approve as Resolution #1-2015. The board approved. AN updated Insurance Loss Deductible Resolution was discussed by the board and approved as Resolution #2-2015 following a motion by Janet and second by Ray. A Community-Wide Internet Access Resolution was postponed to the March board meeting for discussion.

Rentals & Occupancy Tax – Rick received a letter from Valerie Lis from Chautauqua County Department of Finance. She noted that an owner from Edgewater Condominium had advertised weekly rental rates in the Chautauquan and should be charging an occupancy tax on any rentals that are for less than 30 days.

Committee Reports:

Rules & Regulations – Greg Smith: Greg said he would submit a proposal soon regarding smoking restrictions on roadside balconies, stairways, walkways and common buildings/areas.

Social & Recreation – Janet presented the Mission Statement that was revised on September 11, 2013, to the board. She reported that a meeting will be scheduled for early April to plan events for the 2015 season.

Landscape Committee – Susan stated she will have an article for the April Newsletter and asked that volunteers stay on top of ground floor unit fronts as soon as weather permits.

Community Advisory Committee – Norm Gollnitz announced that Fred Rizzuto has joined the committee and a meeting will be scheduled in May 2015.

Strategic Planning Committee – Ray noted that it may be wise to enlist the aid and knowledge of Tom Elson.

Old Business – Rick announced that the complaint of unauthorized access to a homeowner unit has been resolved.

New Business/Correspondence – None

Open Forum for Guests – None

Next Meeting – March 28, 2015 at the Association Office

Adjournment – Following a motion by Janet the meeting was adjourned at 11:04 am.

Respectfully Submitted,

Janet Greene

Secretary