

Edgewater Condominium Association

Board of Managers

March 28, 2015 Secretary's Report

The meeting was called to order by President Jeff Hoy, at 10am in the association office. All board members, except Greg Smith, were present, along with Administrator Rick Clawson, and guests Susan Mapston and John Ferris.

Open forum for guests - none

Minutes from the February meeting were approved following a motion from Janet Greene and second by Debbie Ferris.

Debbie Ferris gave the treasurer's report, which was approved following a motion from Debbie that was seconded by Janet.

Administrator's Report – Rick Clawson:

Internet Update/discussion: Rick reported that wiring to individual units had to be aborted due to the design of the buildings, and Plan B was implemented by FairPoint to mount wireless access points on each building. Each subscriber will be required to purchase a private access point at a one-time cost of \$50.00 with a unique password for each subscriber.

Internet Resolution: Resolution #3-2015 Community-wide Internet Access was discussed by the board. A nomination by Janet was seconded by Debbie and approved by the board.

WWTP Update: Rick has received two RFP's for the WWTP update and he noted that there was a sizeable difference in the bids. Following a discussion, it was decided to schedule an appointment for each bidder to meet with the board to ensure that each contract includes the work that needs to be completed for the WWTP updates. Rick will contact each contractor to schedule the appointments for a tentative date of April 18, 2015.

Pool Restoration: Rick has received 3 proposals for the pool restoration, at a variety of bids. He noted that Ardsley Group offered the best proposal to meet our needs at Edgewater. The company guarantees their product for 25 years. The board plans to meet with Ardsley Group on Tuesday, April 31st at 2pm in the Association Office.

Playground/Tennis Court: Kingsview is still on schedule to repave the tennis court area, in 2015, however, weather continues to be a factor to complete the job. Wet grounds in the area prevent the trucks from access to the courts. The board discussed the possibility of creating a road access to the site, noting that would increase the cost.

Pool Electrical: There are 3 proposals to do the pool electrical work, all of which are similar bids.

Doors & Locks: One bid, from Stratton Services, was received to install the doors and locks at the pool building, for access to the pool, at a cost of \$2360. Rick will call the contractor to schedule the work.

Paving: Rick noted that areas at the exit road are in need of repair. He will contact Kingsview to inform them that the road is in bad shape, and that the workmanship from last year's paving did not hold up.

Unit 606: Rick reported that the insurance company determined that the cost of repairs, from water damage, is the responsibility of Edgewater Condominium. He noted that the kitchen cabinets were deemed as irreparable, however, the maintenance crew were able to salvage several of the cabinets and counter, and installed them in the pool building.

Rentals and Occupancy Tax: The association received a letter from the Chautauqua County Department of Taxation and Finance, informing us that a homeowner had advertised the rental of a unit, at Edgewater Condominium, at a weekly rate. Rick was told that any homeowners who rent their units for less than one month are required, by law, to pay an occupancy tax. He will include a reminder of this law in the April newsletter. Rick, also, noted that short term or vacation renters are not allowed to have dogs.

Committee Reports:

Rules & Regulations – Following a lengthy discussion, a motion by Janet, seconded by Debbie to vote on a no smoking rule was approved by the board. The new rule reads as follows: “No smoking in any common building or area included but not limited to the Lakeside Lounge, exercise room, laundry areas, pool building, maintenance building and association office. Smoking is not allowed on any roadside balcony, stairway, and sidewalk, and within 30 feet of all buildings and condominiums roadside. Smoking will be allowed only at designated areas at the pool and recreation areas. Proper disposal of smoking materials (butts, papers, wrappers, packs or any smoking related paraphernalia) is the responsibility of the smoker.”

Social & Recreation – Janet reported that the first meeting of the 2015 is scheduled for Tuesday, April 14th at 10am in the Association Office.

Landscape Committee – Susan reported that they plan to return to Edgewater in mid-May, and has tentatively scheduled a meeting for May 21st. She will have an article for the April Newsletter to encourage more homeowner participation.

Community Advisory – No report

Strategic Planning – Ray reported that it is his hope to get homeowner involvement with proposed goals of the committee.

New Business/Correspondence – None

Open forum for guests – none

Next Meeting: April 25, 2015 at 10am in the association office.

Adjournment: Meeting was adjourned at 11:27am

Respectfully Submitted,

Janet Greene, Secretary