

Edgewater Condominium Association

Board of Managers

June 27, 2015 Meeting

The meeting was called to order at 9am, by President Jeff Hoy. All board members and Rick Clawson were present. Guests present were Rich Sauer, Jack and Kathy Horst, Jeff Beach, John & Cathy Rathmell, Susan Mapston and John Ferris.

**Open Forum for Guests** – Jeff Beach voiced concern about the internet, stating that response time slows down when multi PC's, Ipads, etc are accessing the internet at the same time. There is concern regarding the lower prices of units for sale. Jeff said the parking lots are a mess, and suggested assessing homeowners to resurface the entire complex at once, to bring home values up. The board noted that paving projects are scheduled for 2016, 2017 and future years, and that the 2015 assessment is for upgrades to the WWTP. Regarding the internet, Rick noted that Fairpoint continues to work to improve the internet and encouraged residents to call the Fairpoint Tech Support with their individual issues. Jack Horst requested that the board plan for a new front entrance sign. Plans for the new sign are in the 5 year plan to be done.

**Secretary's Report**- A motion from Debbie was seconded by Ray, to accept the minutes from the May 2015 meeting. It was approved by the board.

**Treasurer's Report** – Jeff Hoy asked for a report on the cash flow to date. Debbie reported that 14 home owners still owe money for the special assessment. Four owners owe 100% of the assessment fee. A motion by Debbie, seconded by Greg to accept the treasurer's report was approved by the board.

**Administrator's Report** – Pool restoration is complete. Playground/tennis court area renovation continues as the maintenance crew has time. All games are accessible. Pool electrical – Rick will touch base with the contractor. Gutter replacement – D building is done. J building is scheduled to be done next. Rick had the crew out cleaning gutters on all the buildings. H building partitions have been completed. Pool doors have been installed. Rick will be out of town from July 2-7, 2015.

**Committee Reports:**

**Rules & Regulations** – There is a violation at Unit 408, where a screen room was erected without permission and there could be a safety issue. Fines could be assessed. Dryer vents are solely the responsibility of the homeowner to maintain and clean.

**Social & Recreation** – The Open House & Showcase is scheduled for July 11<sup>th</sup>. Janet will write up an article for the Westfield Republican and Chautauquan Daily. Howard Hanna Holt does advertising as well.

**Landscape Committee** – Susan Mapston reported that the committee assessed building unit fronts and it was determined that variety looks nice and allows for individuals to take part in selecting plants for their unit fronts. Notes were taken on the units that need immediate replacement. Susan will consult with unit owners prior to removing old plants and shrubs. She noted that a small Mantis rototiller would be helpful for maintaining the larger community beds. She suggested that owners use a nylon (bath scrubby) and decorative ribbon to deter birds from building nests on exterior lights.

**Community Advisory** – Norm Gollnitz – no report

**Strategic Planning** – Ray reported that the committee is discussing a 5 year plan, and noted that the Edgewater Mapping system is of little use.

**Old Business** – Review of the 2016 Budget: Jeff recommended we review the 2016 budget before making a decision regarding maintenance fee increases and/or assessments. Decision on WWTP contractor: LeBoeuf Industries Inc. proposed to remove the entire old system and install a new system at a cost of \$227,529.70. Wilson Excavating & Grading, Inc. proposed to make the necessary repairs, utilizing what is still in good shape and replacing only what needs to be upgraded at a cost of \$138216.00. A motion by Debbie was seconded by Janet to accept the proposal and bid by Wilson Excavating & Grading, Inc. to make the necessary repairs and upgrade to the WWTP. It was approved by the board.

**New Business:** Greg made a motion, Ray seconded, and the board approved a request by Hoyt and Elaine Prince to replace their enclosure. A request by John Covey, to move the kayak rack to the beach was discussed, at length, by the board. Following the discussion, a motion by Greg and second by Janet Greene to deny the request to move the kayak rack to the beach was approved by the board.

**Open forum for Guests** – Susan Mapston suggested that most homeowners would prefer incremental increases in maintenance fees, instead of an assessment fee. Jack Horst noted that the acoustics are poor in the pool building, making it difficult to hear the discussions. He recommended moving meetings back to the lounge or office.

The board excused all guests at 10:25am to go into executive session.

Jeff Hoy called the June regular meeting back to order at 10:50 am. A motion by Debbie, seconded by Greg to pay Marc Brooker the hourly wage that was effective June 1, 2015, was approved by the board. Debbie Ferris made a motion to accept the offer from John & Cathy Rathmell to purchase Unit 710 for \$20,000 and share closing costs. Janet seconded the motion. It was voted and approved by the board.

**Next meeting: July 25, 2015** at 10am in the Association Office

A motion by Greg, second by Debbie to adjourn that meeting at 11:02 am, was approved by the board.

Respectfully submitted,

Janet Greene, Secretary

