

## **Edgewater Condominium Association**

### **Board of Managers**

#### **July 25, 2015 Secretary's Report**

The regular monthly meeting of the Edgewater Condominium Association Board of Managers was held on Saturday, July 25, 2015, at 10am, in the Association Office. President Jeff Hoy chaired the meeting and Secretary Janet Greene was present. Also present were Greg Smith, 1<sup>st</sup> Vice President, Ray Mapston, 2<sup>nd</sup> Vice President, Debbie Ferris, Treasurer, Rick Clawson, Administrator, guests Ken Carter and John Sowa from Fairpoint Communications, and homeowners Elaine Prince, Rich and Peggy Sauer, Jack and Kathy Horst, Susan Mapston, Jim and Debbie Walsh, and John & Lanie Covey.

**Open forum for Guests** – John Sowa & Ken Carter from Fairpoint Communications listened to homeowner concerns regarding community WIFI at Edgewater. Mr. Carter noted that 35 units are currently connected to the new WIFI and issues/concerns are being addressed on an individual basis, as calls are received at the Tech Center. He noted that wiring all units was the original plan, and was changed to wireless, when firewalls within the buildings prevented the contractor from wiring each unit, as planned. Hence, the decision was made to go wireless. Mr. Carter said wiring internet into a few units has already taken place and seems to have resolved issues in those units, and may need to be done in others, as it is the most reliable internet. Treasurer, Debbie Ferris asked if Fairpoint would approve reducing the cost, to our fall and winter price, during this transition period and Mr. Carter told her he would try to get approval.

**John Covey – Rules Violation at unit 408:** President Jeff Hoy explained to Mr. & Mrs. Covey that they were in violation of the by-laws and rules & regulations when they erected a screen room on their lakeside balcony without permission and seeking a building permit prior to construction. President Hoy told them they are required to file a request to have the screen room to the Edgewater Board of Managers and contact Code Enforcement Officer Jim Packinowski at the Town of Westfield Offices at Eason Hall to inquire whether a building permit is required. If the permit is not needed, they are to attain a letter in writing, from Mr. Packinowski, so stating that no permit is needed, for the Association records.

**Roberts Rules of Order discussion** – Proper rules for approving minutes was discussed, with President Jeff Hoy, noting that as long as there are no requests for the minutes to be read at the meeting (as minutes are sent to every board member for review), the chair asks if there are any corrections to the minutes, acknowledges any changes necessary, then the chair has the authority to approve the minutes without a motion for approval or vote, although it is not out of order for a member to make a motion for the approval of the minutes.

**Minutes from June 2015 Regular Meeting** – There were no requests for the minutes to be read, Greg Smith made a motion to accept the minutes. Jeff Hoy asked if there were any corrections to the minutes. Having none, the minutes were approved.

**Treasurer's Report/Reserves** – Treasurer Debbie Ferris reported that for the six months ending June 30, 2015, there are total assets of \$381,087.87. Capital budget (budget vs. actual) for the six months ending June 30, 2015 shows an actual net income of \$75,681.31 vs. a budgeted income of \$90,713.00. The Operating Budget (budget vs. actual) shows an actual net income of \$59,864.50 vs. a budgeted income of \$83,729.00. She estimates there will be a cash flow of \$136,580 at the year's end. Having heard the treasurer's report, Jeff Hoy asked if there was a motion to accept the report. Following a motion by Janet Greene and a second by Greg Smith, to accept the treasurer's report, as read, the board approved.

**Administrator's Report** – Rick Clawson reported that heavy rains caused flooding along the access road to P building, further damaging the culvert under the road at the creek. He said pumps in the pool basement were unable to handle the water coming in, but caused no real damage. The playground/tennis court area is getting a lot of use, along with the pool during the summer months. Rick noted that the Pool electrical project and gutter replacement at J building have been completed.

#### **Committee Reports:**

**Rules & Regulations** – A proposed change to the rules and regulations for dryer vent maintenance was placed on hold.

**Social & Recreation** – nothing to report

**Landscape Committee** – Susan Mapston reported that she saw no erosion along the creek during the heavy rains, but noted that a large concrete slab moved during the floods. She would like to get more plants for unit fronts. Jeff Hoy voiced concern of more erosion at the bridge area behind the lakeside lounge. He asked what type of plants could be planted in that area to deter further erosion. Susan said Bishop's Cap is a native to the northeast, is rampant on the Edgewater grounds, and has a deep root system, could be used. Kathy Horst recommended Vinca Vine, that is also on our grounds and Janet Greene suggested Crown Vetch.

**Community Advisory Committee** – nothing to report. Debbie Ferris asked that this committee be removed from the agenda due to the illness of Norm Gollnitz, chairperson.

**Strategic Planning Committee** – Ray Mapston reported that there are several drainage issues on the grounds. Rich Sauer visited Martha Bills at Eason Hall and was told there is \$54,000 in a water fund for Edgewater Condominiums that can be used to replace broken or damaged water lines. He brought a survey map dated 1992. It was recommended that we get the maps digitized for our files. Rich will get additional information for the board about cost. He noted that there is a tremendous amount of open land on the Edgewater property, and thought should be given how to best utilize the property. Rich said many things could be done, such as, a walking trail around the pond, sports area at the west end exit road area, or storage site at the west end of the property. The next Strategic Planning committee meeting will be held on Weds, August 12<sup>th</sup>.

**Old Business/Correspondence** – A request for dryer vent installation and satellite antenna at Unit 503 (Laura Peacock) was approved. Janet Greene reported on deterioration of roadside decks at M building.

During the water outage and boil water order, the Westfield Moose Lodge provided water to Edgewater residents. Janet will send a thank you note to the lodge. The board agreed to share the lowest cost to repair damage to a vehicle owned by Hoyt Prince.

**Resolution to sell Unit 701** – A resolution to approve the purchase of unit 701 by John & Cathy Rathmell was submitted to the board. A motion by Greg Smith and second by Janet Greene to accept the resolution was approved by the board. The resolution reads as follows:

MEETING OF THE DIRECTORS OF EDGEWATER CONDOMINIUM

Resolved that, the Contract of Sale for certain real property owned by this Condominium to be sold to John M. Rathmell and Catherine G Rathmell submitted to this meeting, be and it is hereby accepted, and it is further

Resolved that, the President is hereby authorized and empowered to take all steps necessary and appropriate to carry out the proposed transaction, and to execute and deliver any and all necessary documents required by law in connection with any of the foregoing matters and affix thereto the seal of this condominium.

Said condominium and/or President are authorized to act upon this Resolution until written notice of its revocation is delivered to said Condominium.

I, Janet E. Greene, do hereby certify that I am the duly elected and qualified Secretary and keeper of the records of Edgewater Condominium, a condominium organized and existing under the laws of the State of New York, and that the Resolution above is a true copy of a resolution passed by the Board of Directors of said condominium at the meeting held on July 25, 2015, and that such resolution was adopted by the unanimous consent of the members present and voting.

I further certify that said Resolution has not been amended or revoked and is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand as Secretary and affix the corporate seal of said condominium on this date.

July 25, 2015

Corporate seal

Janet E. Greene

Secretary

**Next Meeting:** August 29, 2015 at 10 a.m. in the Lakeside Lounge.

The meeting was adjourned at 12:05pm.

Respectfully Submitted,

Janet Greene, Secretary