

Edgewater Condominium Association

Board of Managers

October 24, 2015 Monthly Meeting

Secretary's Report

President Jeff Hoy called the October board meeting to order at 9am, in the Association Office. Board members present were Jeff Hoy, Greg Smith, Debbie Ferris and Janet Greene. Guests included homeowners Mick Davis, John Ferris, Norm & Marilyn Gollnitz, Wendy Gollnitz Santilli (Landscaping presentation), Nathan Denton from A Ace of Hearths, and John Rauh from Kingsview Paving.

The minutes from the September regular meeting were approved following a motion by Greg and second by Debbie.

Treasurer Debbie Ferris reported current assets from the Lake Shore Reserve Account as of 9/30/2015 is \$289,157.46, Lake Shore Checking Account balance is \$30,180.46 and undeposited funds of \$4513.00 bringing total cash assets to \$323,850.92 as of 9/30/2015. Following a motion from Debbie and second from Janet, the treasurer's report was approved by the board.

Open forum for guests – John Rauh, a representative from Kingsview Paving assured the board that all complaint issues regarding the paving of the exit road will be addressed and maintained under warranty. He stated that he would confer with Ed LeBaron and Rick Clawson to inspect the areas of concern and submit a report back to Rick to communicate to the board.

Nathan Denton spoke to the board, on behalf of A Ace of Hearths, regarding units with fireplaces at Edgewater. Nathan reported that chase surrounds and covers at C&D buildings were recently replaced and in good shape. He noted the surrounds and covers on all other buildings are in poor condition and need to be replaced. He told the board that the metal ones carry a 50 year warranty. Nathan stated that the chase surround work should be scheduled and completed soon to prevent water damage. Nathan said that during his last inspection of fireplaces, many are unsafe and should not be used. He will supply the list of units with unsafe fireplaces to the Association Office.

Wendy Gollnitz Santilli gave a presentation on Landscaping ideas to the board. She presented several pictures that showed ways to make Edgewater more appealing in a variety of ways. The board selected a design for a new entrance sign and Wendy will seek estimates for the board. Other presentations for improvements and additions included an entertainment pavilion, fire pit area, improved lighting, shutters at unit building windows and landscaped community gardens.

Debbie Ferris and Rick Clawson met with Ken Carter of FairPoint Communications. Mr. Carter offered to amend the five year contract with Edgewater Condominium to provide internet at the winter rate, year round, for the remainder of the 5 year contract at a cost of \$1205/month. Following a discussion by the board, a motion by Janet and second by Debbie was approved to accept the offer to amend the 5 year contract.

Administrator's Report – Rick reported that all required reports have been received to proceed with the WWTP project. The contractor is still awaiting delivery of pumps for the project to begin. Winterizing has begun at Edgewater: hoses have been collected from unit buildings. The hose at the pool building is still available for use to wash cars. The beach stairways are up for the winter season. Rick and Dave Mathews toured the grounds and found several trees that are too close to the buildings. Mr. Mathews recommends that those trees be removed to prevent damage to the buildings. He requested that any available board members tour the grounds with him prior to the start of any trimming. Rick will set up an appointment to have Mr. Mathews return and tour the grounds with board members. Repairs need to be done to D building deck and K building deck is scheduled for replacement in 2016. Rick spoke to Jim Alexander, who installed the composite decking at other buildings, and composite decking will be considered for K building, as well.

Committee Reports: There were no reports from any committees today.

Old Business: John Covey has made contact with Jim Pacanowski, regarding building permits. Rick reported that the maintenance crew has been refurbishing the storage units as they become available. A motion by Greg was seconded by Debbie to adopt a storage rate increase from \$25/month to \$35/month effective January 1, 2016. The motion was approved by the board. The board will meet on October 28th at 7pm to finalize the 2016 budget to be approved at the regular November meeting.

New Business: The chimney resolution will be tweaked and voted upon at the November meeting. Ray Mapston has submitted a letter of resignation to the board, effective immediately. The association will need to hold a special election to fill the position, which expires in June 2016. Rick will send out notices to all homeowners with the guidelines for those interested in running for the position and the schedule for the election and special meeting. A motion from Greg and second from Janet was approved by the board to accept Ray's resignation.

Open forum for guests: Mick Davis told the board that he receives better internet service since moving his modem to the enclosure. He noted that he has had no further problems with internet.

Next Meeting: November 18, 2015 at 7pm in the Association Office.

Adjournment: The motion by Janet was seconded by Greg to adjourn the meeting at 10:25am, was approved by the board.

Respectfully Submitted,

Janet Greene

Secretary