

## **Edgewater Condominium Association**

### **Board of Managers**

**December 21, 2015**

### **Secretary's Report**

The meeting was called to order at 6:03pm by President Jeff Hoy. Janet Greene gave a roll call report, stating that all board members, Rick Clawson, Deb Kindren-Christina, Jack and Kathy Horst, Ann Fago, Al Clody, John Ferris, and Norm & Marilyn Gollnitz were present.

**Open forum for guests** – None.

**Special Election** – Tally of the votes for the special election were done by Election Inspectors: Kathy Horst, Marilyn & Norman Gollnitz.

**Secretary's Report** - Minutes from the November regular meeting were approved.

**Treasurer's Report** – The treasurer's report was approved following a motion from Greg and second from Janet.

**Administrator's Report** – WWTP – Pumps are in, precast lids are on order and once all piping and other supplies are in, contractors can begin the project. Wilson Excavating received panels and are scheduled to start work in January 2016. Property Appraisal – Rick continues to work on getting appraisals with Holt Realty. Units must be individually appraised. Grape Contract – in order to acquire a new contract, we must find a farmer who is willing to sell a Welch's Grape Coop contract to us. It would cost roughly \$7500 to purchase a contract. Rick will do further studies. Emergency tree removal – Three trees that were in danger of falling, had to be removed near the association office. Insurance proposals – Three agencies have submitted insurance proposals. Rick and the board will review each proposal and vote on an agency prior to the end of 2015. Roofs – It was brought to the attention of the board, by Rick, three roofs (that were never replaced in the past) need to be replaced soon. J building roof is in the worst condition and needs to be replaced in the spring. K & M building roofs need to be replaced too.

**ELECTION RESULTS:** Mark Johnston was elected to the board of managers to fill the vacant seat through June 2016.

**Old Business** – Chimney Discussion – A. Ace of Hearths will conduct chimney inspections as long as fireplaces have not been modified by other contractors. They noted that some fireplaces have been modified against the NYS fire code. More discussion will take place at the January 2016 meeting. Rick reported that a new cap was put on a chimney at C building. Lakeside tree inspection – Rick will schedule a meeting/inspection of the lakeside trees when Jeff Hoy is at Edgewater in early January 2016. Covey enclosure – Jim Pacanowski stated that no permit is required for the screen enclosure at Covey's in building D. Covey's have done all that has been required of them to satisfy the rules and regulations for enclosures.

**New Business** – Rick will get the ball rolling for the Annual Financial Review. Homeowners of units 709 & 710 (Saunders) plan to restore them to individual units. They will get the required permits to have the work done.

**Open forum for guests** – Amy (unit 810) asked if we get requests for bids and proposals for all projects/jobs. Rick and Jeff explained that requests for bids are sent out for all projects that require a specialty contractor. She asked for an explanation of the blue highlighted items on the 2016 budget. Jeff explained that highlighted items were summarized due to the length of the information, and that any homeowner can request a copy of the 18 page budget from Rick at the Association Office during office hours. Amy asked how many employees work at Edgewater and wondered if wages are current. There are two full time and two part time employees. The association follows NYS guidelines for minimum wage in paying all employees. She inquired if our employees could work more efficiently and do much of the work that costs more when contractors have to be hired to do work. Our employees are limited in certain skills and are not qualified to do any work that requires a special contractor to do. John Ferris asked if anyone is qualified to replace Debbie Ferris as Treasurer when her term is up. Jeff noted that there needs to be homeowners who have the knowledge and interest to run for a board of manager's position.

**Next Meeting:** January 23, 2016 – Association Office – 10:00am

**Adjournment:** The meeting was adjourned at 7pm. The board went into Executive Session where no resolutions were made.

Respectfully,

Janet Greene

Secretary