

Edgewater Condominium Association

Board of Managers

April 30, 2016 Monthly Meeting

Secretary's Report

The April 2016 board meeting was called to order at 10:05am, in the Lakeside Lounge, by 1st Vice President Greg Smith. All board members were present except President Jeff Hoy, who was excused. Homeowner guests in attendance were Kathryn Chmielewski, Jack & Kathy Horst, Robert Rau, and Elaine Prince.

Open forum for Guests - Jack Horst asked if future board meetings could be held elsewhere due to the difficulty of some homeowners to climb the stairs to the lounge. It was decided by the board to hold them at the Association Office until such time that the number of guests force us to move to the pool building or another location.

Janet Greene reported that the nominating committee members have been selected by board president Jeff Hoy. They are Marjorie Davis (G9), Cathy Rathmell (C1), Ruth Schauer (D1), John Ferris (J6), Tony Cascio (M8), Jeff Hoy (P2), and Janet Greene (J8, K4) Committee Chairperson. Janet noted that nominee bios need to be turned in to Rick Clawson prior to May 12th, when they will be mailed to all homeowners. May 25th is the last day for petitions to be submitted to the Association Office, ballots will be mailed to homeowners on May 28th, and the Annual Meeting is scheduled for Sunday, June 12th at 4 p.m.

Homeowner Robert Rau (Unit 1101) requested permission to install a new fireplace at his unit, which never had an original fireplace. He provided information regarding the scope of work that would be contracted out to A Ace of Hearths. The board instructed Mr. Rau that the contractor would be required to provide proof of insurance and a permit from the town prior to beginning work.

Minutes from March 2016 regular meeting – The minutes were approved following a motion from Mark Johnston and second by Debbie Ferris.

Treasurer's Report/Reserves – Debbie Ferris reported that as of 3/31/16 the overall total assets are \$336,214.88, the actual 3 month ending net income had a loss of \$1,031.08 because we expensed more including the final payments on paving & pool resurface (from 2015), as well as a down payment for the J building roof project. She noted that we need to have a plan in place to spend any assessment or maintenance fee increases in the year that they are assessed or we could be taxed 30% on that income. The treasurer's report was approved following a motion from Debbie and second by Janet.

Administrator's Report – Rick Clawson reported that the grape vineyard drainage & P access road projects are scheduled to start the first week in May. The J building roof project has been delayed due to a backlog on shingles orders. Plans are also in place to install one Dish Network and one Direct TV dish on J building (and all other buildings as roofs are replaced) that can be subscribed by multiple

homeowners in each building. Rick is still waiting for paperwork from the architect for the K building roadside deck project. Rick reported that \$53,000 of funds set aside by the Town of Westfield for Edgewater water lines could be used to install water shut offs at each building on the complex. We will be required to hire a private contractor to do the work. Trees have been trimmed by Lake Erie Tree Service & they still need to cut down a few damaged & diseased trees. The work has caused some minor lawn damage. Street lighting – light bulbs will be replaced with LED's by the Town of Westfield, for free. The maintenance crew has rebuilt some wagons for use. Blacktop sealing will begin soon with a new sealer. Appraisal Update: no word at this time.

Committee Reports – Landscaping: Janet Greene reported that buildings C, D & F building unit fronts have been completed, along with association flower gardens in those areas. Any abandoned flower gardens have been returned to grass, with flowers planted elsewhere. Buildings G, H & J will require extensive work due to excessive weeds and poor soil. She noted that several homeowners have inquired about having concrete slabs poured in front of their units, similar to the Gollnitz and Beckman units. **Rec & Social:** Debbie Ferris reported that the committee had a meeting on April 14th and have scheduled the following events: June 8th – Winey Wednesdays: wine and appetizers lakeside behind L building or at the pool building if inclement weather. June 11th – Welcome Back Party. July 2nd – Nation & Homeowner's Birthday Party. July 23rd – Greatest Hits Band at the pool. August 6th – Treasure Sale.

Rules & Regulations – None

Open forum for guest – none

Next Meeting – May 28th at 10 a.m. in the Association Office

Adjournment – The meeting was adjourned at 11:03 a.m. following a motion from Mark and second by Janet

Respectfully Submitted,

Janet Greene, Secretary