

Edgewater Condominium Association  
Board of Managers  
May 28, 2016  
Secretary's Report

The May 2016 monthly board meeting was called to order at 9am, by President Jeff Hoy, at the Association Office. Administrator Rick Clawson and all board members were present. Guests included John & Laney Covey, Jack & Kathy Horst, Cathy Rathmell, Marilyn Gollnitz, Mrs. Prince, and Connie Conscilla.

Open forum for Guests – Marilyn Gollnitz suggested letting the entrance sign designer select the choice of design for Edgewater. She noted that it would cause a lengthy delay to mail out letters and await responses from homeowners to have a vote.

Minutes from April 2016 Monthly Meeting – Following a motion from Mark Johnston and second from Greg Smith, the April 2016 meeting minutes were approved.

Treasurer's Report/Reserves – Debbie Ferris reported that overall total assets as of 4/30/16 are \$341,603.12. She noted that capital project expenses, so far this year, included: 2015 Capital Project Budget – Tennis Court Paving, 2015 Capital Project Budget – WWTP, Resurface Pool (2016 budget \$8,000), Down Payment for J roof, which was not budgeted until 2019, Gutters and leaf guard, and Black top sprayer total \$37,152.21. The board approved the Treasurer's report following a motion from Mark and second from Greg.

Administrator's Report – Rick Clawson: Appraisal Update – the proposal for the appraisal reduction was submitted to the review committee. The current appraisal for Edgewater Condominium is \$7.7 million and the proposal is half that amount. Rick expects to receive an official letter of denial from the committee. The board asked Rick to get an estimate from our attorney of the cost of a lawsuit to take this to court. J building roof project is about 50% complete at this time. Two community dishes have been installed on the roof, Directv & Dish Network. Due to a previous contractors using 1/2" plywood, the contractor has had to use extra nailing to secure the shingles. K building deck project – Rick is still awaiting paperwork from the architect. Building water shutoffs – Most of the shutoffs have been located. Many need to be dug up, as soil and grass has grown over them. Pool Update – the pool has been filled, but will not be ready for opening for another few days. Paving – the board reviewed two bids for blacktop resurfacing: S. Tabone Paving & Seal Coating submitted a bid of \$15,870.00. Kingsview submitted a bid of \$20,000 for the 2016 resurfacing project. Following a motion from Mark and second from Janet, the board approved to accept the bid from S. Tabone Paving and Seal Coating. WWTP Invoice Approval – the board received the invoice for the WWTP project from Wilson Excavating and Grading, Inc., totaling \$132,512.34. Rick noted that the pond still needs to be drained and new pipes installed in the fall, for which he did not have an estimate of the additional cost of this part of the project. Debbie Ferris noted that the board had budgeted \$170,000 for the entire WWTP, which still leaves about \$38,000 to complete the project. Following a motion from Mark, and second from Greg, the board approved to pay the current invoice.

Committee Reports: Landscape Committee Report – Janet Greene reported that much progress has been made on the unit fronts, with only two buildings left to be completed. She noted that many unit fronts are still in need of stone to complete them, and more mulch would need to be ordered. She noted that her goal was to have all unit fronts completed by Memorial Day weekend, but that goal was unable to be reached due to delays in getting the needed supplies throughout the early spring season. Debbie

Ferris said that the landscape committee should be allowed to get the needed supplies to complete the unit fronts, even though the amount may exceed the allotted budget of \$2,000./year for landscaping. Rec & Social Committee Report – Marilyn Gollnitz reported that many events have been scheduled for the 2016 summer season. She will give the schedule to Rick to include in the monthly newsletters.

Rules & Regulations – Greg Smith proposed a revision to the entry door rule that requires owners to purchase a special order door for their units. Following a discussion the board approved the revision, following a motion from Mark and second from Janet.

Old Business: Jeff Hoy discussed having to pay taxes on income from the laundry services on the complex. He created a report of electric and water costs for this service that he will forward on to the accountant to review.

New Business: Mr. Beahan (Unit 303 homeowner) submitted a request for the board to consider a charging station for hybrid vehicles. Following a lengthy discussion, the board decided that a charging station for hybrid vehicles is not warranted at Edgewater Condominium at this time.

Open forum for Guests: Connie Conscilla complimented the board on its dedication to the Edgewater community. Jack Horst thanked Greg Smith for his service to the board and community. John Ferris noted that homeowners should band together and put pressure on the Westfield Tax Assessor and board to serve homeowners and to let them know we have a voice too. Mark Johnston said he will check with the Amherst township condominium associations regarding tax assessments. Cathy Rathmell asked how much use the gym gets as she has suggestions for other uses. Rick noted that use of the gym increases during the summer months.

Next Meeting: June 12 – Annual Meeting and Elections 4pm at the Lakeside Lounge  
June 25 – Regular June Monthly Meeting at 9am in the Association Office

Adjournment: The meeting was adjourned at 10:05 am following a motion from Janet and second from Debbie Ferris.

Respectfully Submitted,

Janet Greene  
Secretary