

Edgewater Condominium Association
Board of Managers
June 25, 2016 Secretary's Report

The June 2016 monthly meeting was called to order at 9:00 am by President Jeff Hoy. All board members and Administrator Rick Clawson were present. Homeowner guests included Jean Krym, Laura Beach, Mrs. Prince, Greg Smith, and Jack & Kathy Horst.

Open forum for Guests: Kathy Horst requested that 4 square concrete slabs be placed at the entrance of the Nature Trail. Rick assured her that he would have the crew do that for her. Mrs. Prince asked if the Landscape Committee Chairperson Janet Greene had received any bids from contractors to pour concrete patio slabs at homeowner unit fronts. Rick provided copies of a bid from Masonry & More (Norm Leamer) for one and two bedroom units. The cost for a 1 bedroom unit front would be \$750.00, and the cost for two bedroom units would be \$950.00. Rick noted to Mrs. Prince that the unit front design at P building is a bit different than the other buildings and they may want to check with Mr. Leamer prior to having work done, as the measurements may differ.

Minutes from the May regular meeting – Janet Greene: Following a motion from Mark Johnston and second from Debbie Ferris, the minutes were approved.

Treasurer's Report/Reserves – Debbie Ferris: Debbie reported that as of 5/31/16 total current assets per the financials is \$335,063.04, with Total Assets of \$336,322.94. She noted that the total amount spent for capital projects for the five months ended is \$184,551.55 and is comprised of: 2015 Capital Projects of Tennis Court Paving, Exit Road Paving, and WWTP project. Other projects included 2016 budgeted items of Resurface Pool final payment, Gutters and leaf guards, black top sprayer, P building culvert and Grape field drainage project. In addition the down payment for the J building roof replacement, which was budgeted in 2019. Debbie also pointed out variances in other areas of the budget to date that she will review during the next month. The treasurer's report was approved following a motion from Debbie Ferris and second by Mark Johnston.

Administrator's Report – Rick Clawson: Appraisal/Assessment Update – Rick spoke to the attorney and he will proceed filing paperwork with the court in early July, as required. Rick will get a written estimate to proceed with court action from Mark Barger and Pete Holt. **J Building Roof Replacement** – This project has been completed by the contractor. **LED outdoor lighting** – LED lighting is scheduled to be installed by the Westfield DPW Electric Department. **K Building Deck** – The architect is in the process of drawing up the plans for the project. Rick anticipates that the project will not begin until fall of 2016. **Paving/Sealing** – The crew has been sealing homeowner parking areas and painting stripes for parking cars to establish more defined parking lots. Rick noted that a part on the sealer sheared and is under warranty. Mark Johnston requested that when millings paving is done at the Pool Building parking lot that millings be placed up to the entrance door to allow handicapped individuals easier access to the entrance.

Committee Reports: Landscape Committee – Janet Greene: Janet reported that all unit fronts have been completed with the exception of collecting beach stone for those unit fronts that still need them, and replacement plants at two unit fronts. Work still needs to be completed in a few community gardens that she hopes can be completed soon. Debbie Ferris asked if something could be done regarding a tree at the unit front #304. Janet told the board that she has had concerns about the root system of the tree, but that the resident who rents unit 304 does not want it removed. Rick agreed to assess the situation of the tree and contact the homeowner to discuss a solution. **Recreation & Social**

Committee – Debbie Ferris: Debbie reported that several activities are scheduled to take place. They include: America's & Edgewater Residents Birthday Party on July 2nd, Sip & Paint Class with Alberta Parker at a cost of \$25/person on July 16th, Ice Cream Social on July 17th, Music & Dancing to Greatest Hits with Tim Kelly & Jim Weber, Poolside on July 23rd, and the Treasure Sale on August 6th.

Rules & Regulations – Minor rules modifications were discussed by the board. Mark Johnston volunteered to review the rules & regulations and requested input and suggestions from other board members.

Old Business: A building permit is required to begin work on the new front entrance sign. Rick will apply for the permit once the code enforcement officer returns from vacation. Following a motion from Debbie Ferris and second from Mark Johnston, the board approved the bid on a 3D sign that will last 20 years. It was noted that the bid does not include lighting, but power is present and the board will discuss lighting with Wendy Gollnitz.

A board of managers & homeowner walk around the grounds is scheduled for Sunday, July 17th, immediately following the Ice Cream Social that will be held at the pool building from 1-3pm.

New Business/Correspondence: Rick informed the board that the homeowners in Unit 506 have not submitted permission forms to the board for a dryer and air conditioner vent. The board requested that Rick contact the homeowners to inform them that they are required to seek board permission prior to installing the vents or they will be in violation of the rules and regulations.

Rick told the board that specialists from Directv had to return to Edgewater since the previous Directv contractor installed incorrect multi-unit connections.

Open forum for Guests: Greg Smith commented on how nice the area behind N building and sealed/painted parking lot areas are beginning to look. Kathy Horst requested that top soil be placed in the concreted area by the P building bridge. Rick agreed to get that done as he just received a load of topsoil to repair the lawn by the N building pump station. Laura Beach asked if the sealing agent contains sand. Rick told her that it does. She explained that sand will deteriorate the black top over time and that he should purchase sealer without sand in the future. Jeff Beach asked the board to consider purchasing a defibrillator in the future for the pool area. Rick will check with the County Health Department and our insurance company, while Mark Johnston will research prices. Jeff, also, asked the board to consider purchasing a movie projector & screen to show movies poolside for summertime events. Mrs. Prince told the board that weekly movies were very popular years ago and may be again. Jean Krym noted that movies have been done in the past using sheets. She complimented the board on its accomplishments and recommends that we be respectful and use manners when dealing with Town of Westfield officials. Jean also asked about budgeting for a chair elevator in the Lakeside Lounge stairway for elderly residents.

Next Meeting: July 30, 2016 in the Association Office at 9:00am

Adjournment: Jeff told the audience that the board would be holding executive session following adjournment, but would not be voting or making any resolutions. The meeting adjourned at 10:13am following a motion from Mark Johnston and second from Jeff Beach.

Respectfully Submitted,

Janet Greene
Secretary