

July 2016 Secretary's Report
Edgewater Condominium Association
Board of Managers
July 2016 Regular Meeting

The regular monthly meeting was called to order on July 30, 2016, at 9am in the Association Office by President Jeff Hoy. All board members and Rick Clawson were present, along with homeowners Paul & Amy Kosinski, John Ferris, Norm & Marilyn Gollnitz and Greg Smith.

Open forum – None

Minutes from June 2016 meeting were approved following a motion from Mark Johnston and second from Jeff Beach.

Treasurer's Report/Reserves – Debbie Ferris reported that as of 6/30/2016 the Lake Shore Reserve Account balance is \$108,709.52, Lake Shore Checking Account balance is \$42,044.82 and Undeposited Funds are \$6,259.00. Other current assets include Accounts Receivable of \$12,848.11, Special Assessment of \$500.00 (which was paid in July), and Prepaid Insurance of \$11,263.05. Fixed Assets on Equipment, Net of Depreciation are \$22,443.90. Total Assets as of June 20, 2016 are \$204,068.40. The treasurer's report was approved following a motion from Debbie Ferris and second from Mark Johnston.

Administrator's Report – Rick Clawson reported that some new utility lights have been replaced by the Westfield Electric Department, and the request to challenge the Edgewater Condominium Appraisal/Assessment has been filed with the Chautauqua County Courthouse. Internet issues are getting better and sealing of parking lot areas continue as time allows.

Committee Reports: Landscaping – None. Rec & Social – Marilyn reported that there have been numerous social activities at Edgewater including a Birthday Party, Sip-n-Paint class, Ice Cream Social, Greatest Hits Pool Party and Winey Wednesdays. Upcoming events include the Treasure Sale on August 6th and Employee Appreciation Luncheon on August 17th.

Rules & Regulations – Pet rule violation: Following a number of complaints regarding a cat roaming the grounds and disturbing ground floor residents, with pets, the board requested the owner of the cat to attend the board meeting to review the pet rules at Edgewater. Mr. Rubin requested that the board make an exception and allow his cat to roam the grounds from 6-8am daily. Jeff Beach and Janet Greene stated that pet rules & regulations were created at Edgewater to protect all homeowners, with no exceptions. They noted that the board needs to follow through with our rules and the board decided it was in the best interest of all owners to deny Mr. Rubin's request. **Rules review and update:** Rick made some recommended modifications to the rules and regulations that need to be discussed and approved by the board. Other suggestions included the issue of unattended teens getting into the pool area, minors using the access code to enter the pool area without an adult present, and the rules regarding rental units. The board will discuss placing responsibility on the homeowners and rental agencies to enforce that new tenants receive & read a copy of the rules and regulations, sign rental agreements and provide contact information to the Association Office. **By-Laws Update:** Debbie Ferris requested to have each board member review a portion of the by-laws and meet monthly to discuss them.

Old Business: Reminder: Chimney Inspection Resolution 1-2016- Rick reminded the board that homeowners are required to have chimneys inspected annually. He noted that considerable charring was discovered during the three new installations of fireplaces at M building.

New Business: Credit Card/Direct Deposit – Some homeowners have expressed an interest in being able to pay maintenance fees by credit card and/or direct deposit. Rick will research the possibilities.

Balcony Lighting – Second floor balcony lights were replaced with LED lighting in 2013 to reduce cost and maintenance and offer a bit more ground lighting. Paul & Amy Kosinski complained that the lights shine into their bedroom windows at night, interrupting sleep and suggested the board consider a shield to deflect light away from the building. Another option would be to install a new Halo LED Retrofit Eyeball Trim light that can be adjusted to redirect the beam of light at a cost of \$40 each. Jeff Beach noted that the board might consider replacing only those that are directly in front of bedroom windows at all buildings, or using one as a test. The board will discuss and review the request.

Open forum for guests: Greg Smith informed the board that more fascia has broken loose from the 2nd floor balcony at K building, near unit 903. Rick said he would try to put another push on the engineer to complete the plans for the landing reconstruction project. Greg also asked when the soffit on the west end of the building would get repaired. Kosinski's asked if the Landscape committee had considered planting wild flower seeds and low ground cover in the two tree groves behind H, J, K & L buildings. Janet noted that a moratorium had been declared by the board two years ago to not disturb the area and let it grow wild. She noted there had been complaints about ragweed from sinus sufferers, but no decisions had been made by the board. Following an open discussion with homeowners present and the board, it was decided it would be allowed to plant wildflowers and low ground cover. Some members of the landscape committee will begin the project in the fall.

Next meeting: August 27, 2016 – Association Office at 9:00am

Respectfully Submitted,
Janet Greene, Secretary