

August 27, 2016 Secretary's Report
Edgewater Condominium Association
Board of Managers
Monthly Meeting

The August 2016 meeting was called to order at 9am by President Jeff Hoy. All board members, Administrator Rick Clawson and guests Laura Beach, Jean Krym, Tom Elson, Mrs. Prince, Ray Mapston, Kate Markham, John Ferris and residents Joyce and Howard Hammond were present.

Open forum for Guests – Joyce & Howard Hammond requested a better understanding of the pool rules and regulations, following a violation of a safety rule at the pool. They felt that they should not be punished, with the revocation of their pool code access, since it was their family members (guests) who violated the rules. 1st Vice President Jeff Beach explained that it is the resident's responsibility to inform their guests of the rules & regulations and make sure they are followed. He explained that nowhere at a municipal pool in Chautauqua County would the type of behavior be tolerated, that was witnessed by him and other homeowners. He further explained that if an injury were to occur due to the neglect of residents, there would be a serious liability on the part of the Association. The pool rules are posted throughout the pool area in numerous places for any visitors, guests and homeowners to read and abide. **Laura Beach** requested that the sidewalk at the base of the stairway at L building be repaired. She noted that she has tripped there a number of times. **Ray Mapston** complimented the board on the information provided in the monthly newsletters. He expressed that the monthly information is an excellent way to keep homeowners and residents informed.

Minutes from the July regular meeting – The minutes were approved following a motion from Mark Johnston and second from Debbie Ferris.

Treasurer's Report/Reserves – Debbie Ferris reported that as of 7/31/16 the Lake Shore Reserve Account balance was \$79,181.42, Lake Shore Checking Account balance was \$50,638.37 and undeposited funds were \$12,533.00. Accounts Receivable were \$10,285.72, Prepaid Insurance was \$10,736.61, Fixed Assets – Net of Depreciation were \$22,443.90 making total Assets \$185,819.02. The treasurer's report was approved following a motion from Janet Greene and second from Jeff Beach. Debbie spoke about the Financial Review stating that the aging report shows there are about 35 homeowners in arrears 1-30 days. She told the board that we should begin sending monthly statements to all homeowners who are in the arrears. The board agreed to begin this procedure beginning November 30th.

Administrator's Report – Rick Clawson reported that the architect will deliver the plans to Edgewater the first week in September then Rick will get RFP's sent out for bids. Rick & Jeff Hoy have been in contact with Wilson Excavating about completion of the WWTP Project. They need to drain the settling pond to inspect plumbing and make repairs. Wilson Engineering has been informed that this project must be completed before the end of 2016, in order to avoid paying an income tax on those funds. There are two trees that need to be removed from the complex. One is a dead willow tree near C building and the other is a widow maker along the entrance road. The paper work has been filed with the Chautauqua County Courthouse for the Assessment request for reduction. Our attorney is awaiting a court date. Rick noted that the 345 lawn tractor has died. It is 14 years old. The maintenance crew will finish out the mowing season with the two other tractors.

Committee Reports: Landscaping – None. **Recreation & Social** – Debbie Ferris reported that the committee made \$698.75 at the Treasure Sale, 24 guests attended the Employee Appreciation Luncheon and an End of Summer party will be Sunday, August 28th at 5pm.

Rules & Regulations – The first meeting to review the by-laws will take place on Tuesday, September 13th at 7pm in the Association Office. Those who will not be at Edgewater will be able to Skype for the meeting. Mark Johnston, Greg Smith and Ruth Schauer will review the rules and regulations to make recommendations for changes. **Proposed Rule Changes** – The following rule changes were approved by the board following a motion from Jeff Beach and second from Janet Greene: Change Line 132 to: “Hitting golf balls is permitted as long as it is directed away from buildings and cars at the west end of the complex.” Change Line 156 to: “Snacks are allowed in the pool area as long as the area is picked up and cleared when finished.” Add the following to become Lines 182-184: “Tents, hammocks or other camping equipment are prohibited on the lakeside.” “The use of spray paints or other noxious chemicals on the lakeside of the units is prohibited.” Remove the word “Potted” and the sentence “The pots should be in earth-tone colors.” from Lines 211 and 212. Remove Line 266: “The dish must be no larger than 24” in diameter.” Remove Lines 318 and 319: “Residents must not utilize all washer and driers at one time. At least one washer and/or drier must be left available for other residents.” Remove the words “and condominiums” from Line 450. **Pool Rule Violation** – The board was unanimous in its decision to stand firm regarding the safety rule violation by guests of Joyce & Howard Hammond. The pool code access was revoked for the remainder of the 2016 season, forbidding use of the pool to the Hammond’s and their guests.

Old Business: Balcony Lighting discussion – The roadside balcony light that was installed outside of Koszinski’s unit, at J building, has successfully redirected the light away from their bedroom window. The board discussed the possibility of allowing other homeowners to purchase the same fixture through the Association and pay an installation fee. The lighting would be maintained by the Association thereafter.

New Business: Credit Card/Direct Deposit Discussion – The board discussed the possibilities of allowing homeowners to set up a direct deposit to pay monthly maintenance fees or the use of credit cards to pay them at the Association Office. Rick will research the possibilities and ramifications with the accountants and report back to the board. A target date for direct deposits is ASAP and credit card payments by July 2017.

Open forum for guests: Jean Krym requested a clock for the pool area. Rick will purchase one. **She** also asked if Edgewater is involved in the sale of unit closings. Rick explained that it is common procedure for attorneys to inform the Association office of upcoming closings and he notifies the attorney if there are any outstanding debts owed to the Association. **Jean** requested that the board consider a motion detector light at the east end of C building where it is extremely dark. The board discussed the possibility of installing motion sensor lighting at all unit fronts in the future. **Kate Markham** requested that an electric outlet be checked at N building. Rick will have Marc check it. **Jeff Beach** brought up a discussion regarding all season enclosures of those homeowners who have completely enclosed, insulated and opened them up to create more living space inside their unit. He noted that this changes the square footage of the living space and maintenance fees for these units should be more than the standard 2 bedroom units. This will be addressed in the review of the by-laws.

Next Meeting: September 24, 2016 at 9am in the Association Office.

Adjournment: Jeff Hoy informed guests that the board would be going into executive session but that no business transaction decisions would be made at that time. Following a motion from Janet and second from Debbie, the meeting was adjourned at 11:38am.

Respectfully Submitted,

Janet Greene
Secretary