

EDGEWATER CONDOMINIUM ASSOCIATION
Board of Managers
September 24, 2016 Secretary's Report

The September 2016 board meeting was called to order at 9am by President Jeff Hoy. All board members, Rick Clawson (Administrator) and guests Amy Kosinski, Greg Smith, Connie Concilla, John & Lanie Covey and Mike Domagala were present.

Open forum for guests – None

Minutes from the August regular meeting – was approved following a motion from Mark Johnston and second from Debbie Ferris.

Treasurer's Report/Reserves – Treasurer Debbie Ferris reported that as of 8/31/16 the Lake Shore Reserve Account balance is \$81,756.84, Lake Shore Checking Account balance is \$50,475.28, and undeposited funds are \$16,721.49. Accounts receivable are \$7,867.00, Prepaid insurance is \$10,210.17, fixed assets are \$22,443.90. Total Assets as of 8/31/16 are \$189,474.68. Debbie noted that all 2016 completed projects were under budget. She stated that monies held in the Town of Westfield for water equipment related repairs, etc. can only be used with permission from the town and should not be included in Edgewater Condominium Association funds. Homeowners who have received letters of maintenance fees arrears have until October 31st to pay interest free. Monthly statements will be mailed to those homeowners who are in arrears or have missed a monthly payment. Jeff Hoy requested to see a chart of accounts so items can be properly listed where they belong. Mark Johnston made a motion for the association to purchase a printer that scans documents, for the treasurer to email to board members. This motion was approved by the board. Following a motion by Debbie Ferris and second from Janet Greene, the treasurer's report was approved.

Administrator's Report – Rick Clawson: K Building Deck Update – Rick has the architect plans and 2 contractors are interested in the project. However it is too late to begin and complete the project in 2016. WWTP Project Update – Scott Wilson from Wilson Excavating will begin the remaining work on the WWTP in mid November to complete the project. Austin Abbey drained 82,000 gallons of waste from the drainage pond. Assessment Update – a conference call is scheduled for September 26th with the Town of Westfield & Edgewater Condominium attorneys and the Chautauqua County judge. Sidewalk repairs – are ongoing. Direct Bank Transfers – will not work as information provided to the accountant only shows bank account numbers without a name for the account.

Committee Reports: Rules & Regulations: Mark Johnston recommended that there should be forms for homeowners to require rental residents to complete and turn into the Administrator. It should also be required that complaint forms be completed of rules violations. He will be sending out proposed rules & regulations changes to committee members Ruth Schauer and Greg Smith. **Rec & Soc:** Debbie Ferris reported that the committee has a check book balance of \$1090.85.

Old Business: The sign has been ordered for the front entrance.

New Business: None

Open forum for guests: Connie Concilla asked about the income from washers and dryers. Jeff Hoy explained that the association can show income and expenses on the tax forms. Lanie Covey asked

about the outcome of the lighting issue on second floor balconies. Amy Kosinski stated that the new light works better as it deflects some of the light away from bedroom windows.

Next Meeting: Saturday, October 29, 2016 in the Association Office at 9am

Adjournment: Jeff Hoy informed guests that the board would be holding an executive session immediately following the adjournment of the regular meeting, but that no business transactions would take place. Following a motion from Janet Greene and second from Jeff Beach, the meeting was adjourned at 10:30am.

Respectfully Submitted,

Janet Greene
Secretary