

Edgewater Condominium Association

Board of Managers

April 29, 2017 Meeting Secretary's Report

The meeting was called to order at 9am, by President Jeff Hoy. Board members Jeff Hoy, Jeff Beach, Debbie Ferris and Janet Greene were present, along with Rick Clawson, Administrator. Guests at the meeting included Bob Rau, Kate Markham, Tony Cascio, Marilyn Gollnitz and Ann Fago.

Open forum for guests – Marilyn Gollnitz & Kate Markham requested permission to install a water fountain at the pond. They informed the board that Westfield Electric Department would install a pole with a transformer, for free, so electricity could be wired to the fountain. They received an estimate to install electric from the pole to an electrical box close to the pond for power, from Simpson electric for about \$1500. Marilyn and Kate noted that payment for the installation and cost of the fountain would be provided through donations from the Edgewater community. Janet Greene offered to write up an article for the newsletter requesting donations. Rick Clawson suggested they ask the electric company to place the pole closer to the entrance road and install a light that would be a solution for providing light at the entrance sign. Kate will check back with the company to see if this could be done. Jeff Hoy asked that the committee get the specifications on the water fountain and look at other bids for installing power to the fountain and report back to the board at next month's meeting to request approval.

Minutes from previous meeting – The March 2017 secretary's report was approved following a motion from Jeff Beach and second from Debbie Ferris.

Treasurer's Report/Reserves – Debbie Ferris reported that as of 3/31/17, the Lake Shore Reserve Account balance is \$10,391.86, Checking Account is \$89,027.22, undeposited funds are \$6,867.00 totaling \$106,286.08 in cash assets. She expressed concern that the Actual income for the 3 months ending March 31, 2017 of \$94,010.52 and expenses of \$104,603.63 leaves a net loss of \$10,593.11. Following a lengthy discussion about the treasurer's report, it was approved following a motion from Janet and second from Jeff B.

Administrator's Report – Rick Clawson told the board that the **K building Deck project** is progressing. Some supplies have been delayed in shipment, new unit lights will be installed and other lighting will be added to enhance evening lighting at the building. Anticipation for completion is 2-3 weeks. Rick recommended that the Landscape Committee wait until the project is completed to repair the landscaping at the unit fronts and community gardens. The **pool solar heating** has been installed and Rick hopes the pool will be ready to open by Memorial Day weekend. **WWTP** DEC Sampling & Permit Changes/SPEDES Permit now requires 7 day samplings at the WWTP. Andrew Thompson will do the weekend samplings and Marc will continue to test weekdays.

Committee Reports: Landscaping – A request to order a load of mulch and plants for the flower boxes was put on hold by the board due to the state of the 2017 budget. The board did grant permission for the committee to split up sea grasses (by the pool building parking lot) and plant them at other locations

on the grounds. Janet explained that maintenance help would be needed for the sea grass project and pulling of plants and shrubs at two unit fronts.

Old Business: None

New Business/Correspondence: Lien Filing Penalty Resolution – Following a motion from Janet Greene and second from Jeff Beach, the board approved Resolution #1-2017 Lien Filing Penalty that states “..... And Whereas, there is a cost in both time and money to file a lien; Now Therefore, Be It Resolved that the Association will levy a \$250 charge to the individual owner that is in arrears and which a lien must be filed. This penalty will be added to the owner’s arrears and will accumulate interest along with the amount in arrears until the total sum due is paid.” **Deb Christina/Tony Cascio Letters** - The board decided rather than moving fireplace wood to another location, that trees, shrubs or sea grasses could be planted along the wood line to help hide the piles. **Open Board Positions/Nominating Committee Report** – Jeff Hoy stated that there are 3 two-year positions and 1 one-year position up for election this year. Debbie Ferris, Jeff Hoy and Ruth Schauer have agreed to run for two year positions and Tony Cascio has offered to run for the one-year term. Jeff Beach will contact all candidates to inform them that bios need to be submitted to Rick Clawson quickly, in order to get mailings out to homeowners by the deadline in May. **By-Laws Discussion** – Jeff Beach suggested that the committee schedule a weekend meeting to discuss the By-Laws. No date has been set at this time.

Open forum for guests: Ann Fago told the board she is in favor of a Maintenance Fee increase for 2018, noted that sea grasses would help hide the maintenance items and debris near the WWTP, and supports delaying paving should it be necessary to improve the 2017 budget deficit.

Next Meeting: May 27, 2017 at 9am in the Association Office

Adjournment – The meeting was adjourned at 10:42am following a motion by Jeff B. and second from Janet Greene.

Executive Session – The board went into Executive Session but did not take any action on business.

Respectfully Submitted,

Janet E Greene, Secretary