

Edgewater Condominium Association
Board of Managers June 24, 2017 Meeting
Secretary's Report

The meeting was called to order at 9:00 AM by President Jeff Hoy. Board Members Jeff Beach, Tony Cascio, Debbie Ferris, Jeff Hoy and Ruth Schauer were present, along with Rick Clawson, Administrator. Guests at the meeting included Pat Chimento (D-10), Laura Beach (L-6) and Jean Krym (C-5).

OPEN FORUM FOR GUESTS. Pat Chimento requested clarification on how decisions are made to fund various projects and how priorities are set. President Hoy and Jeff Beach explained the Board's process for funding capital projects v. minor expenditures, as well as the process for short and long term planning.

MINUTES FROM PREVIOUS MEETING. The May 2017 Secretary's Report was approved as submitted, following a motion from Debbie Ferris and second from Jeff Beach.

TREASURER'S REPORT/RESERVES. Debbie Ferris presented the May 2017 Treasurer's Report to the Board. The report was approved as submitted, following a motion from Debbie Ferris and second from Ruth Schauer.

ADMINISTRATOR'S REPORT

Solar Heating/Heath Department Inspection Report. The solar heating system is successfully warming the pool to an average of 85 degrees, depending on availability of sun. The Health Department Inspection was completed with no issues identified for correction.

Pool Hours. Requests have been made to expand the pool hours to 10:00 PM. After discussion it was determined that the pool hours will stay as they are, closing at 9:00 PM.

General Projects Update. The painting of all railings to a uniform black color is progressing. Lakeside fascia power washing and dry lock application is also being completed.

Roadside Lower Patios. Five units are having patios poured and work is currently in progress, with expected completion the week of June 26th. Some sidewalk repairs and repair to the East mail box area will be completed at the same time.

Roadside Upper Balconies. Rick reported that the enforcement of the existing policy, regarding no placement and/or storage of furniture, decorations and other objects on the upper roadside balconies, was dealt with and enforced by the Board several years ago, but that it needs to be addressed and enforced once again. After discussion it was agreed that the current policy will be upheld, and its application to Association owned open upper roadside balconies, stairways and sidewalks will be communicated more precisely to residents via such venues as the Newsletter and the updated Rules and Regulations document.

Potential Equipment Storage Area. Discussion was held regarding the creation of an equipment storage area at the end of the property East of C Building. This area is owned by the Association and is currently unused. Rick is obtaining multiple estimates for the work necessary to prepare the area for secure equipment storage, and will report on this at the next meeting.

COMMITTEEREPORTS

Rules and Regulations. Discussion was held on reorganization of the Committee in an effort to complete the timely updating of our current Rules and Regulations document. Ruth Schauer agreed to Chair this Committee and will have a copy of the Rules and Regulations document, with suggested changes, available for the Board's review at the July meeting.

By Laws Committee. Jeff Beach reported that he will be reorganizing the existing Committee and plans to schedule Workshop meetings over the next few months. It was noted that the review and revision of this document is a major undertaking, and that the document will need to be broken down into sections in order to properly complete this task..

Landscaping Committee. The Board reviewed the June 2017 Landscaping Committee Report submitted by Chair Janet Greene. Work continues on unit fronts and the restoration of the K building landscaping. An overflow area has been created for extra plants, as well as recycling of vinca vines and potting soil. Plants were removed from the unit fronts that are having concrete patio poured, and were transplanted at building stairways. The Board thanks this Committee of dedicated volunteers for their continued efforts to beautify Edgewater grounds.

An updated list of the Members of the Association's three Standing Committees, as identified above, will be posted on the Association Website.

Pond Fountain Report. The Board reviewed the submitted report. The information contained therein will be included in the July Newsletter as requested.

OLD BUSINESS. Debbie Ferris requested clarification on two issues that were presented by residents at the Annual Meeting: 1. Standing water near the grape field in front of "D" building. Rick reported that this issue has been identified and that the area will be filled in with gravel. 2. Installation of railings on areas where there is a step down to the sidewalk. Rick stated that the NY State Building Code requires the Association to provide handrails in areas with 2 or more risers. The Association has no obligation to provide handrails in areas where there are less two risers. Rick agreed to assess the location and number of steps that, while not in violation, could potentially need to be addressed, and will look into the costs associated with this.

NEW BUSINES/CORRESPONDENCE

Requests from Unit D-4

1. New Front Door. Approved as submitted.
2. Air Conditioner. Provisional Approval pending a written correspondence from Rick to the contractor stating that the disruption of the area where refrigerant lines will be buried must be properly restored, and requesting confirmation that the contractor will be using a proper conduit for said lines.
3. Enclosure Modification/Interior Wall Modification. Provisional Approval pending the owner's receipt of a building permit which will cover the scope of the work being done.

Flood Relief Request. Ruth Schauer requested Board approval to pursue contacting NY State Senator Catherine Young, and NY State Assemblymen Andy Goodell, and Joseph Giglio with a request to consider Edgewater under the allocation of the pending 6.9 million dollar Flood Relief Bill as it applies to Chautauqua County. This would encompass damages to our infrastructure resulting from the July 2015 flood. Approval was granted, and Ruth will draft a correspondence for Board review. She requested assistance from Rick regarding documentation on our expenses incurred.

OPEN FORUM FOR GUESTS. Jean Krym spoke regarding possible structural issues arising from the past non-approved and non-permitted interior wall removal by the owner of C-10, which is directly above her unit. She also pointed out drainage problems on stairwells. She thanked the Board for security lighting and asked for consideration of greenery preservation and attention to elevation flooding when the proposed equipment storage area is constructed. She also asked that consideration be given to the provision of some sort of shaded area at the pool.

NEXTMEETING. July 29, 2017 at 9:00 AM in the Association Office.

ADJOURNMENT. The meeting was adjourned at 10:45 AM following a motion by Jeff Hoy and second by Jeff Beach.

EXECUTIVE SESSION. The Board went into Executive Session but did not take any action on business.

Respectfully Submitted,

Ruth E. Schauer
Secretary