

Edgewater Condominium Association  
Board of Managers July 29, 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 Laura Beach (L-6), Marybelle Beigh (D-3), Nancy Bourne (D-4), Connie Concilla (P-8), Janet Greene (J-8 & K-4), Jack Horst (P-3), Amy Kosinski (J-10), and Colleen McCarthy (D-4).

**OPEN FORUM FOR GUESTS.** Laura Beach requested consideration for placement of a bench at the base of the stairway landing at Building L.

**MINUTES FROM PREVIOUS MEETING.** The June 2017 Secretary's Report was approved as submitted, following a motion from Ruth Schauer and second from Jeff Hoy.

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

#### **ADMINISTRATOR'S REPORT**

J Building Roadside Deck Repair. Structural Engineer Ralph Wilson has been contracted to inspect this deck, along with all other buildings having a concrete front deck (F, G, H, N and P). His rate will be \$100 per hour. Mr. Wilson will present the Association with a written report of his assessment, along with several recommended solutions going forward.

Equipment Storage Area. Rick reported that the new area for equipment storage has been completed and that all equipment has been moved to this area.

General Projects Update. The painting of all railings to a uniform black color is complete. Lakeside fascia power washing, dry lock application and sealing is also being completed. Parking lots are being seal coated and striped. Roadside cement areas are also being cleaned and sealed.

Lakeside Trimming. DEC Rules, regulations and codes have been researched and James Vogel of Region 9, DEC, has been contacted to confirm that ECA is free to trim the lakeside bluff area in any way that we see fit. This documentation will be placed in the files. The only regulation that would apply is the actual removal of vegetation by the roots. It was agreed that this activity needs to be done on a yearly basis and should become a budget line item. Rick will commence with trimming of the area along the fence as soon as weather and other ongoing projects allow. Rick also noted that there are several dead trees along the entry road and other areas that need to be addressed.

Chimney Inspection. Rick will be sending out information to affected homeowners regarding chimney inspections that are due

## **COMMITTEEREPORTS**

By-Laws. Jeff Beach will be assembling his Committee later in the month to review the correspondence that has already been assembled regarding the By-laws, and steps going forward.

Rules and Regulations. Ruth Schauer reported that the effort to review, update and consolidate the Rules and Regulations is progressing. It was agreed that since this is a large project, time should be taken to properly review the document in terms of compliance with and redundancy of the By-Laws, conformance with Federal, State and local laws and codes, and reorganization for easier access to information.

Landscaping Committee. Janet Greene reported that work continues on beautification efforts throughout the property. She asked for a container and an area for the storage of certain plants, soil and mulch.

## **OLD BUSINESS.**

Flood Relief Bill Discussion. Ruh Schauer reported that a preliminary response form Senator Cathy Young's Albany Office was received on July 20, 2017. A response was drafted which point out that the request is not of the nature of individual homeowners, but is rather based on our status as a Homeowner Association. Assemblyman Goodell's office has yet to respond, and a follow-up to our previous correspondence will be sent.

Pond Fountain. Marilyn Gollnitz presented the Board with an information packet containing correspondence from the Town of Westfield and quotes from area Electricians, in addition to renderings of and prices for fountains from several companies who manufacture and sell them. Jeff Hoy noted that research regarding language in our Declaration may not support any other type of financing for this project other than directly through the Association, as this is an alteration to common property. The Board will continue to review this topic and will solicit resident opinions.

## **NEW BUSINES/CORRESPONDENCE**

Grievance Fund. Debbie Ferris requested that the Board consider a nominal budget item for expressions of sympathy when a resident passes away.

Review Key and Password Policy. The key and password policy regarding master keys, keys to various buildings and areas within the complex, as well as passwords for certain Association accounts and documents were reviewed. These will be updated as necessary.

Pool Awning Discussion. The Board continues to look at various solutions to the issue of provision of some shade at our pool area. Jeff and Laura Beach have done some preliminary research on an awning system and presented the Board with some pictures and explanation of the system for further review.

Correspondence from Marj Davis. Resident Marj Davis (C-9) submitted a correspondence asking that the due date and late fee for monthly assessments be included with the payment book. The Board will look into providing this information.

Water Shut-Off Valve Replacement. Rick will review the existing water system, especially the main shut-off valves, with the Village Superintendent and DPW in the near future. The purpose will be to identify faulty or inoperable valves, as well as the feasibility of installing new valves which would control each building individually. The Village of Westfield maintains a maintenance account for replacement and repairs of the water system at Edgewater. Any costs for this project will be paid for from this account.

Mulch Storage Area. This topic was previously discussed under the Landscaping Committee report.

**OPEN FORUM FOR GUESTS.** Colleen McCarthy requested that the Board explore the possibility of establishing a Capital Contribution Fund for resale of units within the Condominium Association. This fee is imposed upon the Purchaser and is set by the Condominium. The Capital Contribution Fund is a separate fund established for the sole use of capital projects. The Board agreed that this is an excellent concept and will explore the possible actions necessary to set up such a fund in terms of New York State laws and amendment to the By-Laws and Declaration. Marybelle Beigh asked if any current rules exist regarding fishing in the pond. Currently residents and their guests are allowed to engage in this activity with a catch and release policy. Janet Greene requested that the overgrown area in back of J Building that is no longer being trimmed be included in future consideration of the Budget process for trimming activities. Laura Beach stated that she is in favor of the pond fountain and feels it will enhance the already improved look of Edgewater grounds in term of curb appeal.

**All residents are invited and encouraged to attend our monthly Board of Manager's Meetings. Residents attending will be asked to sign-in. Anyone requesting an opportunity to speak during an Open Forum will be asked to also state the topic of their presentation. Residents are asked to refrain from interruption while another resident has the floor, and to contain themselves to the topic of their presentation**

**NEXTMEETING.** August 26, 2017 at 9:00 AM in the Association Office.

**ADJOURNMENT.** The meeting was adjourned at 10:30 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