

Edgewater Condominium Association  
Board of Managers August 26, 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 (via Skype) and Ruth Schauer were present, along with Rick Clawson, Administrator. Guests at the meeting included Taffy Ballard (G-11), Trudy Bayer (G-1), Marybelle Beigh (D-3), Franco Greco (L-5), John Ferris (J-6) Jean Krym (C-5), Kate Markham (N-8), and Bob Rau (M-1).

**OPEN FORUM FOR GUESTS.** Marybelle Beigh requested consideration for concrete/brick pads to be erected Lakeside as observation points for wildlife. Trudy Bayer requested permission to plant hostas along the exterior wall of the Lounge Building. The Board appreciates this effort, and will advise her when concrete repairs are complete in this area, so that planting could take place. Ms. Bayer also questioned the need for surveillance cameras in the Lakeside Lounge. The Board reiterated the fact that Condominium Boards in New York State are permitted to install surveillance cameras in their Association owned buildings and open common areas, and are bound to do so in order to protect this property in the best interest of the collective Membership. There is no expectation of privacy in these areas. It was noted that the Board also sent Ms. Bayer a Certified letter to her home address discussing this issue, after her recent use of the Lounge. John Ferris spoke to the Board's need to be cognizant of all unit owners when making monetary decisions on projects, and also asked that the Board remain diligent in their pursuit of lowering our tax assessments.

**BALCONY ENGINEERING REPORT.** Ralph Wilson, P.E., spoke at the Meeting, and presented a comprehensive Engineering Report, after inspection of the concrete balconies on Buildings J, F, G, H, N & P. His evaluation indicated that aside from J Building, where the recent collapse occurred, the other buildings have no major structural issues, and that noted problems can be addressed with routine maintenance. Mr. Wilson and Rick will further review J Building balcony repair and replacement options, and will develop a proposal for obtaining bids for this project. The Board agreed that this project is a priority.

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

**TREASURER'S REPORT/RESERVES.** Debbie Ferris presented the July 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**

By-Laws Review. Rick has requested the Certified copy of our By-Laws from our attorney and will distribute the document to the Board electronically when received. This will ensure that we are all working from the same, legally approved document going forward.

Sealcoating. Sealcoating of the parking areas has been completed. The main driveways and exit roads will be addressed next year, and a rotating schedule will be established thereafter.

Chimney Chase Repair. Rick reported that all necessary chimney chase repairs are nearly completed, and that it has been determined this activity can be accomplished in-house in the future.

## **COMMITTEE REPORTS**

Pet Policy Review & Update. The board is actively pursuing this effort, most especially in light of the recent resident complaints regarding the burgeoning pet population here at Edgewater, and the many noise and other violations which are taking place. To that end, the Board is convening a Special Meeting solely for the purpose of this review during the first week of September. Janet Greene (J-8 & K-4)) submitted a written letter for consideration, which highlighted the need to address problems arising from nuisance dogs, especially some in D, F and H buildings. A written reply will be made to her letter, and the issues will be taken into consideration when the Board meets to review the Pet Policy in early September. Correspondence was also received from Kate Markham in this regard, which will also be reviewed at this meeting.

Drone Policy. Jeff Beach spoke to the need for a drone policy, as a result of a recent event at the pool, as well as the evolving use of drones in general. Ruth will research current New York State regulations and policies applicable to drones and their use on Association property.

## **OLD BUSINESS**

Flood Relief Legislation. Ruth reported that a detailed reply was received from Senator Catharine Young, which establishes the inclusion of Edgewater as a Special District for future consideration in Legislation related to uncompensated losses. This correspondence outlined the appropriate measures that must be taken **at the time of the incident** insofar as reporting and documenting losses. The Board will place this information on file for future use if such losses should occur.

Pond Fountain. The Board voted to continue exploring options as to the desirability of a pond fountain as an Association sponsored project, per our By-Laws.

Water Shut-Off Valve Replacement. The Town of Westfield has appropriated monies for the sole use by Edgewater in terms of replacing water valves and lines on our property. Rick is documenting the scope of this project to present to the Town of Westfield, in order to obtain competitive bids going forward.

## **NEW BUSINESS/CORRESPONDENCE**

Grape Assistance Request. The Board approved the request from Andrew Putnam, lessee of our grape field, for vineyard floor and head land repair, as well as payment for crop insurance.

Capital Contribution Fund. The Board is moving forward with the establishment of a Capital Contribution Fund upon the sale of a unit. This is a set fee which is paid by the new owner to be used solely to fund capital improvements projects at Edgewater. Our attorney will be contacted to draft

language as an amendment to our By-Laws, which will then be voted on by the Membership in June. More information will be distributed in the upcoming months.

**OPEN FORUM FOR GUESTS.** Jean Krym spoke regarding the need to enforce our policy towards nuisance dogs and barking. She referred specifically to an important event at her unit that was disrupted by the incessant barking of some dogs from “D” building. Residents are also asked to call the Town of Westfield Dog Control Officer or other law enforcement in the event of a barking nuisance, so that the proper warnings, documentation and fines can be imposed.

**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.** September 23, 2017 at 9:00 AM in the Association Office.

**ADJOURNMENT.** The meeting was adjourned at 11:10 AM, following a motion by Tony Cascio and second by Ruth Schauer.

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

Respectfully Submitted,

Ruth E. Schauer  
Secretary