

Edgewater Condominium Association
Board of Managers September 23, 2017 Meeting
Secretary's Report

The meeting was called to order at 9:00 AM by President Jeff Hoy. Board Members Jeff Beach, Debbie Ferris (via Skype), Jeff Hoy (via Skype) and Ruth Schauer were present, along with Rick Clawson, Administrator. Board Member Tony Cascio had an excused absence. Guests at the meeting included Trudy Bayer (G-1), Laura Beach (L-6), Albert Clody (C-8), Connie Connell (K-5), and John & Cathy Rathmell (C-8).

OPEN FORUM FOR GUESTS. John Rathmell reported another successful year for the Edgewater Community Garden. He thanked Edgewater staff for keeping our water supply at the garden plentiful throughout the summer. The garden will be rototilled in the Spring, and information will appear in the Newsletter as the time grows closer for next year's planting season. The Board would like to thank John for spearheading our Community Garden for the enjoyment of all residents. John also made a statement concerning Community Building here at Edgewater and the need for residents to be civil and respectful to each other. Albert Clody also read correspondences expressing similar views.

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

TREASURER'S REPORT/RESERVES. Debbie Ferris presented the August 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 Deck. Ralph Wilson, P.E. performed an inspection of the failed J Building deck and has developed a recommendation to remove and redesign the structure. Drawings will be submitted by the end of September and bids will be obtained, so that this undertaking can be accomplished in the most timely manner possible.

Water Shut-Off Valve Replacement Project. All water shut off valves have been identified. The next step is to excavate one of the existing valves to determine their size and the material used in their construction. This will be done in the beginning of October.

Pool Closing. Due to the recent unseasonably warm weather, the pool will remain open as long as it can be enjoyed by the residents.

Bee Issues. Bee issues have been especially prevalent this summer. Pest Control has been contacted and is doing everything in their power to alleviate the problem ongoing.

Vineyard Improvement Project. Edgewater has been relieved from all responsibility involving any relationship with Agri America, the former lessee of the vineyard. Andrew Putnam, the new lessee, is

completing work on the vineyard floor and head land, and anticipates a bountiful harvest commencing sometime during the last week of September.

Fence Damage & Repair. Two trees came down during the recent severe storm that passed through Edgewater. The trees have been removed and parts for the fence top rail have been ordered. These should be received by the end of the month, and the fence repair will be done.

Sign Lighting Project. Rick showed the suggested LED lights to the Board and residents present. There are two of them which will be erected to illuminate our sign at the front entrance. The total cost for this project will be under \$500.

COMMITTEE REPORTS

Pet Policy Review & Update. The Board convened a Special Meeting on September 5th, solely for the purpose of finalizing the Pet Policy. The large number of written correspondences, E-mails, personal conversations, phone calls and complaints made to the Board were reviewed. All pertinent research into the policies used by other like condominiums in the area and the State, as well as local and State codes and laws were reviewed. All proposed language is taken from one of these sources and no broad language or regulation is peculiar to Edgewater or directed towards any one resident or group of residents. It was agreed that the Policy will be outlined in the October Newsletter for all residents to review, prior to its implementation in November. The Board views this effort as one that impacts all 104 units here at Edgewater, and has tried to take all points of view into consideration, while attempting to formulate a policy that a majority of the residents approve of. To that end, we strove to implement a policy that is fair and equitable to all of the Membership.

OLD BUSINESS.

2018 Budget Review. President Hoy stated that the Board will embark upon a detailed review of the 2018 budget, commencing in October. It is anticipated that a line-by-line review will take place at a Special Budget Meeting.

OPEN FORUM FOR GUESTS. Trudy Bayer spoke regarding the need to control pet behavior, along with that of their owners. Laura Beach spoke to the issue of dog size, stating that the size of a dog is not necessarily indicative of the dog's nature.

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

NEXT MEETING. October 28, 2017 at 9:00 AM in the Association Office.

ADJOURNMENT. The meeting was adjourned at 10:10 AM, following a motion by Jeff Hoy 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