

Edgewater Condominium Association
Board of Managers October 28, 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 (via Skype), Jeff Hoy (via Skype) and Ruth Schauer (via Skype) were present, along with Rick Clawson, Administrator. Guests at the meeting included Taffy Ballard (G-11), Laura Beach (L-6), Lee & Lori Davies (F-2) and John Ferris (J-6, via Skype).

OPEN FORUM FOR GUESTS. Lee Davies spoke in regards to the existing and proposed Pet Policy language regarding walking dogs 50 feet from the front and back of residential buildings, stating that some dogs like to walk on the sidewalks, and some are also too infirm to walk that far. He also spoke from his perspective as a Realtor, stating that the number of pets allowed per unit should not be regulated. John Ferris spoke asking that the Board spend more time on issues such as taxes, which affect us all, and less on issues such as the Pet Policy, which affects only a very small portion of the Membership. Taffy Ballard thanked the Board for their efforts to formulate a new Pet Policy.

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

TREASURER'S REPORT/RESERVES. Debbie Ferris presented the September 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. Drawings have been submitted by the engineer to remove and redesign the structure. Bids are in the process of being obtained, and the Board will be looking at budgeting the cost for this undertaking so that it can be accomplished in the most timely manner possible

Water Shut-Off Valve Replacement Project. Excavation of one of the existing valves was done to identify the size of the line and the type of valve used. Proposals are being obtained to replace the valves, which will in turn be given to the Town of Westfield.

Pool Closing. The pool has been closed and the leaf cover is on. Rick reported that the pool remained open longer this year than it has ever been, and much of this can be attributed the new solar heating. He anticipates that the pool will also be opened earlier next year.

Sign Lighting Project. The new LED lights have been installed to better illuminate our entry sign.

Winterizing. All equipment is being serviced and will be ready to go in preparation for the Winter Season.

New Staff Member. Corey Dougan, a resident of Westfield, has been hired as a member of the Maintenance staff to assist with leaf pickup and Winter shoveling.

COMMITTEE REPORTS

Pet Policy Review. The Board reviewed revisions to the proposed policy as requested by Jeff Hoy, Tony Cascio and Laura Beach. The policy, with these revisions, was passed by a vote of 3-2.

OLD BUSINESS

2018 Budget Review. A Special Budget Meeting will be convened on Thursday, November 2, for the purposes of a review and finalization of the 2018 Budget.

CORRESPONDENCE

Correspondence was discussed regarding rodent control on exterior Association common property. It was reiterated that according to our By-Laws the owner is solely responsible for the maintenance and repair of all air conditioning units. Since the outside portions of several of the new ductless units that have recently been installed have been damaged or destroyed by rodents, it was suggested that the Board make owners aware of the problem and advise anyone installing these types of units to take steps to alleviate the problem by sealing the units, to the extent possible when the units are installed. Debbie Ferris suggested that we explore the cost of an ongoing extermination program for the exterior common grounds.

OPEN FORUM FOR GUESTS. Lee Davies inquired as to the process for becoming a member of Board Committees, and was advised that his participation would be most welcome.

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. November 25, 2017 at 9:00 AM in the Association Office.

ADJOURNMENT. The meeting was adjourned at 10:30 AM, following a motion by Debbie Ferris 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