

Edgewater Condominium Association
Board of Managers January 20, 2018 Meeting
Secretary's Report

The meeting was called to order at 9:00 AM by President Jeff Hoy. Board Members Jeff Beach (via Skype), Tony Cascio, Debbie Ferris (via Skype), Jeff Hoy (via Skype) and Ruth Schauer (via Skype) were present, along with Rick Clawson, Administrator. There were no guests at the meeting.

SPECIAL GUEST. Attorney Mark Bargar gave an update on the status of our Real Property Tax Assessment Case. An agreement was reached on January 8, 2018 with the Town of Westfield and the Westfield Central School District for a fixed 3 year period beginning July 1, 2018. The Fair Market Valuation of 5.5 million reached through this agreement will result in an assessed valuation of 76% equalization of FMV, reducing our taxes by approximately 41%. Mark will submit his statement for services, which will be made in an agreed upon two payments, split between 2018 and 2019.

OPEN FORUM FOR GUESTS. There were no guests at the meeting.

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

TREASURER'S REPORT/RESERVES. Debbie Ferris presented the December 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

Financial Review. Rick has initiated the process for our Annual Financial Review with our accountant, and will advise as to the progress of the review.

New Website. Rick has completed the revisions to the Edgewater Website. It was agreed that new passwords should be instituted on a regular basis to ensure that the website is secure, and that resident portions are only available to current residents and owners.

Water Shut-Off Valve Replacement Project. We are still waiting for 2 proposals to excavate and replace the valves, which will in turn be given to the Town of Westfield for approval. Rick will follow-up with the 2 prospective bidders and ask for completed proposals in January.

Winter Plowing/Snow removal. Rick noted that the recently purchased new equipment has been very helpful in the snow removal process, particularly in the clearing of lots.

J Building Deck Replacement. Rick is following up with the 2 contractors who have submitted bids for this project.

COMMITTEE REPORTS

Rules & Regulations. Rick requested that the numerous Resolutions passed over the last several years be reviewed for accuracy, consistency and relevancy, and then be consolidated into a summary page for attachment to the Rules & Regulations document. Tony Cascio requested that the reorganization of the Rules and Regulations document proceed. All agreed that the current document needs to be reviewed and revised for ease of use, redundancies with the By-Laws, and simplification. Ruth agreed to undertake this task, with the understanding that there will be no actual changes made to the rules, other than the above described revisions.

OLD BUSINESS

Capital Contribution Fund. Ruth prepared proposed language for an Amendment to the Edgewater Declaration to allow for the establishment of the Capital Contribution Fund, and forwarded it on January 9th to our attorney for review. Jeff Hoy will pursue the timeliness of the attorney review so that we can complete the language, and decide on the appropriate method for approval and enactment of the Amendment.

NEW BUSINESS

Patio Enclosure request Unit 1102. A written request for the reconstruction of the patio enclosure in Unit 1102 was reviewed by the Board. After discussion it was decided to approve the request with the stipulation that the exterior appearance will blend with existing patio enclosures, and that a Building Permit from the Town of Westfield is obtained by the owners prior to commencing construction.

OPEN FORUM FOR GUESTS. There were no guests at the meeting.

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. February 24, 2018 at 9:00 AM in the Association Office.

ADJOURNMENT. The meeting was adjourned at 10:10 AM, following a motion by Jeff Beach and second by Debbie Ferris.

Respectfully Submitted,

Ruth E. Schauer
Secretary