

Edgewater Condominium Association
Board of Managers February 24, 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), Jeff Hoy (via Skype) and Ruth Schauer (via Skype) were present, along with Rick Clawson, Administrator. Board Members Tony Casicio and Debbie Ferris had excused absences. There were no guests at the meeting.

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

MINUTES FROM PREVIOUS MEETING. The January 2018 Secretary's Report was approved as submitted, following a motion from Jeff Beach and second from Jeff Hoy.

TREASURER'S REPORT/RESERVES. President Jeff Hoy presented the January 2018 Treasurer's Report to the Board in Treasurer Debbie Ferris' absence. The report was approved as submitted, following a motion from Ruth Schauer and second from Jeff Beach. President Jeff Hoy asked Jeff Beach to assume the role of Board Treasurer going forward, and he accepted.

ADMINISTRATOR'S REPORT

Water Shut-Off Valve Replacement Project. Rick received three proposals to excavate and replace the valves, which he has forwarded to the Town of Westfield for approval and selection at their March 7th meeting.

J Building Deck Replacement. Four bids were solicited for this project, with only one reply. It was agreed that this project needs to be given a high priority. The Board voted to accept the proposal from Stratton Services, and approved a 50% payment for materials, on a motion from Jeff Beach and a second from Jeff Hoy.

Pool Basement Sump Pump. Rick reported that the float became stuck on the pool basement sump pump, causing minimal flooding. It has been rectified. Rick suggested that an alarm system be installed to alert a high water situation in this area in the future. He also suggested that consideration be given to sealing the walls in this area, as seepage is occurring.

COMMITTEE REPORTS

Rules & Regulations. Rick is working on the Summary of the Resolutions to be included in the overall reorganization of the Rules & Regulations document, and will have this available at the next meeting.

OLD BUSINESS

Capital Contribution Fund. We are still waiting for the attorney review of the proposed language for an Amendment to the Edgewater Declaration to allow for the establishment of the Capital Contribution Fund. This proposed language was given to Attorney Mark Bargar on January 9th for review. Once this

review is complete, we can complete the language, and decide on the appropriate method for approval and enactment of the Amendment.

NEW BUSINESS.

Nominating Committee. Seven positions need to be solidified for the Nominating Committee for this Year's Board Elections in June. Jeff Hoy will forward a list of the members who have served in the past for review, and a list of the new Committee members will be formulated prior to next month's meeting. This will meet the requirement that the Nominating Committee be appointed two months prior to the election date.

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. March 31, 2018 at 9:00 AM in the Association Office.

ADJOURNMENT. The meeting was adjourned at 9:25 AM, following a motion by Jeff Beach and second by Jeff Hoy.

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

Respectfully Submitted,

Ruth E. Schauer
Secretary