

Edgewater Condominium Association
Board of Managers March 31, 2018 Meeting
Secretary's Report

EXECUTIVE SESSION. The Board went into Executive Session prior to the Meeting, but did not take any action on business.

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. Guests at the Meeting were Bob and Kate Markham (N-8).

OPEN FORUM FOR GUESTS. Kate Markham expressed concerns regarding the Pet Policy. Rick will issue a reminder in the Newsletter.

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

TREASURER'S REPORT/RESERVES. Jeff Beach presented the February 2018 Treasurer's Report to the Board in Treasurer Debbie Ferris' absence. The 2017 Financial Review from our accounting firm was also reviewed. These reports were approved as submitted, following a motion from Ruth Schauer and second from Jeff Hoy.

ADMINISTRATOR'S REPORT

Water Shut-Off Valve Replacement Project. Rick has been in touch with the approved Contractor for this project, and work will begin as soon as weather permits. All necessary Town of Westfield approvals and paperwork are in place.

J Building Deck Replacement. Rick has been in touch with the approved Contractor for this project, and work will begin as soon as weather permits. Discussion was held regarding the ongoing problem of trees and drainage in front of J Building. Rick will research options for tree removal and replacement, as well as drainage, as it was agreed that the time for these remedial actions is while the deck replacement project is being done.

Paving Projects. Rick has contacted 3 Contractors for bids on our 2018 paving projects.

Storm Damage/Trees. Rick reported that damage was minimal, but that some tree loss and replacement needs to be addressed. Discussion was held regarding contracting for removal of all dead trees on the property, utilizing a portion of our \$10,000 insurance deductible fund.

BOCES Student Trainee. A BOCES student trainee position has become available for Edgewater this Summer. Rick has been working with BOCES on this proposal. This position would be for 4 hours a day at no cost to the Association. BOCES has agreed to assume all responsibility for insurance coverage for this individual. The position will be for training in lawn maintenance and small equipment operation. The Board feels that this is an excellent opportunity for Edgewater, and will pursue the position.

Pool Maintenance. Work will commence on Monday, April 2nd to uncover the pool and prepare it for the 2018 Season. There was discussion on options for the Children's Pool, which is currently not in operation. Rick will explore options and costs to get this pool operational, including the possibility of an additional outside pump for this pool.

COMMITTEE REPORTS

Landscaping. Janet Greene had originally requested an opportunity to address the Board regarding Landscaping projects for the 2018 Season. She was unable to attend. The Board will either meet with her prior to the next Meeting, or place this on the Agenda for the April meeting.

NEW BUSINESS.

Nominating Committee Appointments and Board Positions. A seven member Nominating Committee and a three member Inspection of Election Committee have been established. Resumes of interested candidates for the open Board positions in June will be forwarded to the Nominating Committee.

Manager's Contract. The Association Manager's Contract has been reviewed and approved by all parties, and will go into effect April 1, 2018, upon a motion by Ruth Schauer and second from Jeff Beach.

OPEN FORUM FOR GUESTS. There were no further comments.

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. April 28, 2018 at 9:00 AM in the Association Office.

ADJOURNMENT. The meeting was adjourned at 9:30 AM, following a motion by Jeff Beach and second by Jeff Hoy.

Respectfully Submitted,

Ruth E. Schauer
Secretary