

Edgewater Condominium Association  
Board of Managers July 28, 2018 Meeting  
Secretary's Report

The meeting was called to order at 9:00 AM by President Jeff Hoy. Board Members Tony Cascio, Lee Davies, Jeff Hoy, Debbie Ferris and Ruth Schauer were present, along with Rick Clawson, Administrator. Guests at the Meeting were Connie Concilla, Pat Domagola, Janet Greene, Kate Markham, Al Newman, Mary O'Leary, Peg & Rich Sauer, and Rox & Jim Sheehy.

**ORGANIZATIONAL CHANGE:** President Jeff Hoy announced the following change to the Board's organizational structure since it was voted upon at the last meeting: Second Vice President Tony Cascio, Treasurer Debbie Ferris. All other Officer positions will remain the same.

**OPEN FORUM FOR GUESTS.** There were no comments.

**MINUTES FROM PREVIOUS MEETING.** The June 2018 Secretary's Report was approved as submitted, following a motion from Tony Cascio and second from Debbie Ferris.

**TREASURER'S REPORT/RESERVES.** Debbie Ferris presented the June 2018 Treasurer's Report. The report was approved as submitted, following a motion from Tony Cascio and second from Ruth Schauer.

**ADMINISTRATOR'S REPORT**

Repair of the N Building Stairway and Deck. Rick reported that the adjuster has approved and submitted the claim to the other party's insurance company. Work will commence immediately upon receipt of the insurance check. The Association is unable to authorize any work prior to the receipt of insurance funds.

Tree Trimming. Rick has obtained the use of a walk behind brush hog to properly mow the areas on the lakeside of the buildings that can not be maintained by our equipment. This mowing will be done on a yearly basis in the future, to avoid the massive overgrowth that we currently have in these areas. He also stated that Lake Erie Tree Service will return to finish cutting and trimming trees by the end of August. The staff will do all trimming that they can safely do prior to then. The two damaged trees in front of the Lounge Building will be removed in anticipation of replacement trees which have been donated in memoriam of a resident.

Chimney Inspections. Rick reminded the residents that chimney inspections are due by September 1, 2018.

Pool/Dumpster/Speeding. Rick has issued various reminders and E-Mail blasts regarding these ongoing violations.

Golf Cart. Rick made a request to the Board regarding purchasing a golf cart using his own funds. The Board voted to authorize this request, for the purpose of monitoring the grounds, on a motion from

Debbie Ferris and second by Tony Cascio. The Board also stipulated that residents will not be permitted to own or operate a personal golf cart (unlicensed four wheeled vehicle) on Edgewater property.

Lounge Refrigerator. Rick reported that the refrigerator in the Lounge has ceased running. It will be disposed of and replaced this week with an extra one that is currently in the Pool Building.

## **COMMITTEE REPORTS**

Landscaping. Janet Greene noted that the Landscaping Committee is progressing with various projects identified for the summer months. She also announced that Al Newman will be joining her in heading the Committee as Co-Chair. Al Newman gave a presentation on the concept of creating various “Low-Mow” zones around the complex, which would only be mowed once or twice a year. The Board will be researching this idea and will discuss at the next meeting.

**RULES & REGULATIONS.** The Board is continuing discussions regarding rule language that will more precisely define the common and restricted elements and their use, as provided for in the Declaration, as well as to revise the rule violation process.

## **OLD BUSINESS.**

Tree Replacement Request. A previous request was received from the owner of Unit 403 to replace a damaged and dying tree on the common ground in front of her building with a tree which she is willing to purchase and have planted. After receiving further information from an arborist who examined the tree, it was determined that the tree is healthy and viable. The Board voted on a motion from Lee Davies and second by Debbie Ferris to rescind this approval, based on this information.

## **NEW BUSINESS.**

Air Conditioning Request. A request to install an air conditioner in Unit 1005 was received. After a review of the type of air conditioning, venting of condensation and a visual representation of how the unit will be installed and where the air conditioner will be located, this request was approved following a motion from Ruth Schauer and second from Tony Cascio.

Newsletter Article. President Jeff Hoy stated that he will be including an article in this month’s Newsletter regarding the proper procedure for reporting issues and violations. These concerns and comments should be summarized in writing and submitted to the Board for consideration at the next business meeting. In addition there are two opportunities for owners to address the Board at the beginning and end of each meeting.

He also reiterated that residents should not be approaching staff and interfering with their daily responsibilities, and that all maintenance concerns should similarly be submitted in writing to the Manager.

**OPEN FORUM FOR GUESTS.** The owner of Unit 501 requested that the drainpipes be properly re-attached to the building. Rick replied that this will be addressed. The owner of Unit 704 inquired as to the status of the Capital Contribution Fund proposal and asked if future assessments would be a possibility if it is not passed. This is always a possibility. All known projects are budgeted for in our short and long-term planning process, however unknown and unexpected issues will always arise. The Capital Contribution Fund is a tool to help alleviate this possibility. The owner of Unit 904 stated that all tenants should be given copy of the Rules & Regulations, and be required to acknowledge their receipt. It was noted that this is already required, yet is a difficult rule to enforce.

**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 REGULAR MEETING.** August 25, 2018 at 9:00 AM in the Lakeside Lounge.

**ADJOURNMENT.** The meeting was adjourned at 10:25 AM, following a motion by Tony Cascio and second by Debbie Ferris.

Respectfully Submitted,

Ruth E. Schauer  
Secretary