

Edgewater Condominium Association
Board of Managers August 25, 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, and Ruth Schauer were present, along with Rick Clawson, Administrator. Debbie Ferris had an excused absence. Guests at the Meeting were Tom Elson (1104 & 701) and Lee & Toni Jette (1207).

OPEN FORUM FOR GUESTS. There were no comments.

MINUTES FROM PREVIOUS MEETING. The July 2018 Secretary's Report was approved as submitted, following a motion from Tony Cascio and second from Lee Davies.

TREASURER'S REPORT/RESERVES. In the absence of Treasurer Debbie Ferris, Jeff Hoy presented the July 2018 Treasurer's Report. The report was approved as submitted, with the removal of the partial payment notation regarding the \$54,250 J Building Deck Capital Project cost, and the removal of language referencing a 90 day delinquency, which has been paid, following a motion from Jeff Hoy and second from Ruth Schauer.

ADMINISTRATOR'S REPORT

J & N Building Deck and Stair Repair/Replacement. Rick reported that monies are expected to clear from the insurance company for the N Building stairway and deck. Work will commence in September on this project, as well as the J Building deck replacement, with the N Building project receiving priority status.

Pool Inspection. The pool failed a random inspection by the Health Department and a \$200 fine was levied. The problem has been corrected and the chlorine level is now satisfactory.

WWTP Issues. The ventilation pipe in the clarification tank broke and fell into the tank. This pipe needs to be re-attached. Wilson Excavating has been contracted to do this work and correct the problem.

Tree Trimming. The brush hog work to properly mow the areas on the lakeside of the buildings that cannot be maintained by our equipment has been completed. Contracting with a company that has an articulated brush hog to reach the overgrowth on the lakeside beyond the fence is taking place. If this work cannot be completed this Fall, due to the lack of companies who have the equipment to perform this work and their schedules, the work will be done in the Spring as soon as the weather conditions allow.

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

Heavy Rain. Rick notated the amount of heavy rains in a short period of time that we have experienced this Summer. Torrential downpours of this sort are a strain on any type of gutter and downspout system.

COMMITTEE REPORTS

RULES & REGULATIONS. The Board approved language for three sections of the Rules & Regulations document: Definition & Use of the Common Element, Rules Enforcement and Exterior. This new language will go into effect January 1, 2019. The Board will continue to work on language regarding Leasing of Units and Landscaping, with the goal of implementing this language on 1/1/2019 also.

OLD BUSINESS.

Low-Mow Zone. The Board has researched and discussed this concept as it relates to a residential community. No further action was taken.

Pond Fountain. Tony Cascio and Lee Davies volunteered to spearhead this approved Association project, and will work on the installation of electric as well as purchase and installation of the fountain.

Satellite Dish Request. A request from the owner of Unit 704 to install a satellite dish was received. After a review of the specifics of this project, this request was approved following a motion from Tony Cascio and second from Ruth Schauer.

Additional Large Trash Pick-Up. A correspondence was received requesting an additional trash pick-up for large items and items not appropriate for our dumpster, No further action was taken on this request.

Request to Use Pool Building. The owner of Unit 1207 spoke to the Board regarding a request to utilize the pool building on a scheduled basis for the purposes of a hobbyist pursuit. The Board supports the use of our facilities for resident-based functions and will investigate the particulars of this request.

Short-Term Rental Complaint. Correspondence was reviewed from the owners of Unit 1207, regarding the use of units as short-term rentals. The Board noted that such use is against our governing documents and rules, citing Article VII of our Declaration – Character & Use, as well as our Rules & Regulations - Leasing of Units, Section 109. As the renting of units has been an ongoing subject of concern from the residents this Summer, the Board has agreed to create a database of units being rented and leased on both a long-term and short-term basis, to review our rules concerning the leasing and renting of units, and to notify those renting units in violation of our rules to cease. The Board also voted to have our attorney respond to a letter from an attorney representing the owner of Unit 1203, re-iterating language in our documents regarding short-term rentals, on a motion from Lee Davies and second from Tony Cascio.

Drainage Complaint. A correspondence was reviewed from the owner of Unit 904 regarding the gutters on K building, and the ongoing drainage problems in front of that area when heavy rains are received. The Board is aware of these issues. The drainage problems will be addressed during the excavation work that will be necessary to replace the J Building deck. The gutters on K building are scheduled as part of the ongoing process of replacing and relocating gutters and downspouts on all buildings.

OPEN FORUM FOR GUESTS. The owner of Units 1104 and 701 asked for a clarification on the plan for replacing downspouts and gutters. Rick responded that the plan is to continue replacing the gutters and replacing/relocating the downspouts. Buildings C, D, F and J have been done and the others are being addressed on a schedule which will proceed from East to West.

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. September 22, 2018 at 9:00 AM in the Office.

ADJOURNMENT. The meeting was adjourned at 10:45 AM, following a motion by Jeff Hoy and second from Tony Cascio.

Respectfully Submitted,

Ruth E. Schauer
Secretary