

Edgewater Condominium Association
Board of Managers September 22, 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, Debbie Ferris (via Go to Meeting), Jeff Hoy (via Go to Meeting), and Ruth Schauer were present, along with Rick Clawson, Administrator. Guests at the Meeting were Joel and Barb Deets (509), Bill Horn (509), Lee and Toni Jette (1207), and Kate Markham (1208).

OPEN FORUM FOR GUESTS. The owner of Unit 509 requested clarification on the responsibility for maintenance of the flooring within the unit. The actual floor covering is the responsibility of the owner, unless the structure of the floor is compromised (i.e., the floor joist), whereupon it is the responsibility of the Association.

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

TREASURER'S REPORT/RESERVES. Treasurer Debbie Ferris presented the August 2018 Treasurer's Report. The report was approved as submitted following a motion from Lee Davies and second from Tony Cascio.

ADMINISTRATOR'S REPORT

Deck Inspection. Rick reported a structural inspection of all upper decks was performed by Engineer Ralph Wilson. The Board has received and reviewed this comprehensive report. The report showed no damage to the N Building deck resulting from the recent accident. Work is scheduled to begin on both the N Building stairway and J Building deck next week. All affected owners will be notified. All remaining cement decks will remain on a budgeted replacement cycle. The report showed no signs of any structural problems that would be a cause for immediate alarm or danger to the residents.

Pool Electric Damage. The recent brownout of the electric to the complex caused damage to the controllers for the pool. This damage has been repaired.

Water Leak. Rick reported that a water leak originating from the open balcony on Unit 409 caused water to run through the wall into Unit 404. The source of the leak was the angle of the soffit. The soffit was taken down and raised to prevent any further leakage.

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

Consent Forms. Rick reminded residents that a consent form must be filled out and signed if they would like the staff to routinely inspect their unit during the Winter months. Forms are available on the website or can be picked up at the Office.

COMMITTEE REPORTS

Landscaping. Janet Greene submitted a request to plant wildflower seeds in the area that was recently mowed down behind H and J Buildings lakeside. The Board noted that this area will be trimmed with a brush hog on a yearly basis and that the plating of wildflowers there would be counter-productive to the goal of keeping this area under control and free of overgrowth.

Rule & Regulations. There was discussion on the issue of non-residents (i.e., those who are not guests staying with an owner) using the pool and other amenities, guests using amenities without the owner being present, and owners renting out their units while not residing at Edgewater relinquishing their right to use the amenities to the tenant. It was noted that the amenities at Edgewater are designed for use at the capacity of the units, and that putting a strain on these amenities is not prudent or advisable. The Board will be looking into these issues further prior to the Summer Season.

OLD BUSINESS.

Capital Contribution Amendment. The Board has received a letter from our attorney approving the language of the Amendment. A mailing will be done prior to the 28th of September. A meeting will be held October 13th at 9:00 in the Lounge to tabulate the votes received.

Pond Fountain. There was discussion on the installation of the electric to the pond fountain. Rick will consult with the electricians contacted for quotes to determine the best way to accomplish this. There are two existing poles on the East side of the entrance drive. We will be exploring using either the one with the utility light (assuming adequate power can be obtained), or the one which would need a transformer in order to provide electric to the fountain. Both solutions will eliminate the need to involve the Town, set a new pole and/or push underneath the drive. Rick will report on the best course of action to provide electric to the pond fountain at the next meeting.

Tree & Brush Trimming. Knight Excavating has been identified as having the proper equipment to trim the lakeside area on the other side of the fence. Rick will contact them and set up an appointment now, in order to have this work done in a timely manner in the Spring. Great Lakes will also be coming back in the Spring to complete the removal of trees identified as dead or in need of further trimming.

NEW BUSINESS

Floor Covering Request. The owner and tenants of Unit 509 presented a sample of cushioned laminate flooring that they would like to install in the closets entryways only in the unit. After an examination of the sample and discussion of the construction and sound effectiveness of the material, which is rated with a higher noise control than carpeting, the Board approved its installation on a motion from Tony Cascio and second from Lee Davies. The Board will also update the current rules regarding floor covering to better reflect the myriad of new, improved materials now available for floor coverings and sound insulation.

Rule Violation Complaint. A letter of complaint was received. This complaint was further verified by other residents. After review and discussion, the Board determined that the identified tenant, as well as another tenant have repeatedly violated several rules and have been verbally warned. It was agreed that these tenants, as well as the owners of the units where they reside, will be issued a letter of warning via Registered Mail, and that the enforcement policy will begin against the owners if the situations are not immediately rectified. Rick will prepare and send these letters on behalf of the Board.

Satellite Dish Request. A request from the owner of Unit 509 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 Debbie Ferris.

OPEN FORUM FOR GUESTS. The owner of Unit 509 requested clarification regarding replacing the rails on the deck of his second floor unit. Maintenance of the rails, as well as the rest of the deck, is the responsibility of the Association.

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

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

Respectfully Submitted,

Ruth E. Schauer
Secretary