

Edgewater Condominium Association  
Board of Managers October 27, 2018 Meeting  
Secretary's Report

The meeting was called to order at 9:00 AM by 1<sup>st</sup> Vice President Lee Davies. Board Members Tony Cascio, Debbie Ferris (via GoTo Meeting), and Ruth Schauer (via GoTo Meeting) were present, along with Rick Clawson, Administrator. Jeff Hoy had an excused absence. Guests at the Meeting were Jeff and Laura Beach (1006), Connie Concilla (1308), Ruth Correll (801), Bill Horn (509), Jack and Kathie Horst (1303), and Greg Smith (909). New owners with a sale pending Tom and Suzanne Krzeminski (403) were also present.

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

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

#### **ADMINISTRATOR'S REPORT**

J Building Deck/N Building Stairway. Rick reported that work on both of these projects is progressing and should be completed by the mid-to-end of November.

Winter Preparation. The maintenance staff has completed the Winter preparation of the grounds: placement of snow fencing, preparation of out buildings, bringing in the picnic tables and closing the pool.

Equipment Servicing. Rick reported that all equipment has been or is currently being serviced in preparation for use during the Winter months.

#### **COMMITTEE REPORTS**

Landscaping. No Landscaping Report was given.

Rules & Regulations. The revision of the Floor Covering Section of the Rules & Regulations document was reviewed and approved as written, on a motion from Ruth Schauer and second by Debbie Ferris.

#### **OLD BUSINESS**

Capital Contribution Amendment. It was noted that the Capital Contribution Fund Amendment to the By-Laws did not pass at the October 13<sup>th</sup> Special Meeting. A complete tabulation of the votes can be found in the Minutes of the October 13, 2018 Special Meeting. It was further noted that even if all votes cast were for approval, the Amendment still would have failed as not enough ballots were returned in

total. This apparent apathy on the part of the owners was disappointing. Debbie Ferris observed that the monies that could have come from this fund to finance necessary Capital Improvement Projects in the future will now need to come directly from the owners in the form of higher monthly maintenance fees and special assessments.

Tree & Brush Trimming. Rick has been in contact with Great Lakes to complete the scheduled tree trimming for this year. 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.

Pond Fountain. There was discussion on the installation of the electric to the pond fountain. Rick reported that it was determined an existing pole on the East side of the entry can be utilized for electricity to the fountain. Two quotes have been received for the electrical portion of this project, and both contractors are revising their proposals to reflect that no new poles need to be set to provide electricity to the fountain. The revised bids will be reviewed at the next Meeting and a contractor will be selected, with the goal of having the fountain installed and operating by May.

**OPEN FORUM FOR GUESTS.** The owner of Unit 1303 inquired where the Committee for the revision of the By-Laws stands. He suggested that this Committee be re-activated. The owner of Unit 509 expressed his disappointment that the Capital Contribution Fund Amendment did not pass, noting that a resident non-vote equates to a fee increase for the residents. The owner of Unit 1308 asked if the parking for the RV area is being expanded. Rick clarified that additional land is being cleared there for this purpose. The owner of Unit 1303 asked if the addition of the solar heating at the pool has increased pool usage. Rick responded that this has been the case. In addition, the pool has been opened earlier and closed later, allowing for increased enjoyment by the residents. The owner of Unit 801 asked what the plans are to re-place the trees in front of the Lakeside Lounge entry. Rick will consult with the Landscaping Committee to determine plans for the Spring. The owner of Unit 1303 asked if there are any plans to replace the dilapidated and missing blinds on the windows of the Lounge. It was noted that the Lounge needs updating in several areas and that monies have been set aside in the Budget to accomplish this. The owner of Unit 1006 asked which concrete upper decks are next in the long-range budget planning to replace all concrete decks. Rick replied that in keeping with the yearly Engineer's Report on the condition of the decks, Building N will be the next deck scheduled for replacement. The owner of Unit 509 asked if there are any plans for performing maintenance on the upper wooden decks on Building F. Rick replied that the decks will be examined, stained and that any problem areas will be addressed next Summer.

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

**ADJOURNMENT.** The meeting was adjourned at 9:50 AM, following a motion by Tony Cascio and second from Ruth Schauer.

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

Respectfully Submitted,

Ruth E. Schauer  
Secretary