

Edgewater Condominium Association
Board of Managers November 24, 2018 Meeting
Secretary's Report

The meeting was called to order at 9:00 AM by 1st 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 Cathy Chmielewski (307), Jack & Kathy Horst (1303), and Carl Weitman (408).

OPEN FORUM FOR GUESTS. There were no comments.

MINUTES FROM PREVIOUS MEETING. The October 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 October 2018 Treasurer's Report. The report was approved as submitted following a motion by Tony Cascio and second from Lee Davies.

ADMINISTRATOR'S REPORT

J Building Deck/N Building Stairway. Rick reported that work on both of these projects is progressing towards fruition. The J Building deck should be completed by the end of the week, followed by the N Building stairway scheduled for completion within 2 weeks.

Lakeside Deck/Balcony Repair – Unit 1207. Rick stated that necessary repair needs to be done to this deck and railing due to a potentially dangerous situation. The Board agreed to authorize this repair.

Winter Preparation & Leaf Pickup. All equipment has now been serviced in anticipation of Winter usage. Early rain and snow have somewhat impeded leaf pickup, which will be completed as soon as the weather allows.

Annual Mailing. The Annual Mailing is scheduled to go out in December, in accordance with our By-Laws.

Grape Harvest Report. Rick received a report on the grape harvest from Andrew Putman which was reviewed and discussed. Lee Davies had a question as to how the exact tonnage per field is calculated. Rick will check with Mr. Putnam regarding the answer to this question.

COMMITTEE REPORTS

Landscaping. No Landscaping Report was given. Rick is obtaining proposals from Rizzo Trucking and Knight Excavating for drainage work around the H, J and K buildings, and will report on this at the next Meeting.

Rules & Regulations. The revision of the Leasing of Units Section of the Rules & Regulations document was reviewed and approved as written, on a motion from Tony Cascio and second by Lee Davies. A minor grammatical change was made to the previously approved Enforcement Section, which was

approved on a motion from Ruth Schauer and second by Tony Cascio. Ruth will forward all approved changes to Rick for inclusion in the Rules & Regulations document for 2019, which will go out with the Annual Mailing.

OLD BUSINESS

Pond Fountain. Revised proposals for the electrical portion of this project are being submitted. One contractor has submitted a revised proposal, and one is still pending. It was agreed that an end of December deadline will be imposed for proposal submission, and a decision on a contractor will be made at the next meeting, with the goal of having the fountain installed and operating by May.

Resident Request to Use Pool Building. A resident has requested use of the pool building during the Summer months, for a designated period per week for the purpose of a craft-time. There was a larger discussion by the Board regarding use of our amenities for increased resident activities. To this end, Lee Davies agreed to chair an Activities Committee and to report back at the next meeting. A decision will also be reached as to this resident's specific request at this time.

NEW BUSINESS

2019 Budget Approval. The Board will need to formally adopt the 2019 budget prior to the Annual Mailing. A special Meeting will be convened for this purpose during the first few weeks of December.

OPEN FORUM FOR GUESTS. The owner of Unit 307 expressed her support for the Capital Contribution Fund and asked that the Board consider addressing this issue again this 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. December 29, 2018 at 9:00 AM in the Office.

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

Respectfully Submitted,

Ruth E. Schauer

Secretary