

Edgewater Condominium Association
Board of Managers December 29, 2018 Meeting
Secretary's Report

The meeting was called to order at 9:00 AM by President Jeff Hoy (via GoTo Meeting). Board Members Lee Davies (via GoTo Meeting), and Ruth Schauer (via GoTo Meeting) were present, along with Rick Clawson, Administrator. Tony Cascio and Debbie Ferris had excused absences. Guests at the Meeting were Laura & Jeff Beach (1006), Bill Horn (509 online), Jack Horst (1303), Lee Jette (1207 online), Sylvia Rowe (1007 online), and Denise Zimmerman (410 online).

OPEN FORUM FOR GUESTS. The owner of Unit 1207 requested clarification that his requested use of the Pool Building at a pre-set time for the purpose of crafting has been approved by the Board. The Board approved this usage for the upcoming Summer, and will then review the concept to ensure that the space was properly utilized and maintained and there was no negative impact on the use of the pool building by other residents.

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

TREASURER'S REPORT/RESERVES. In the absence of Treasurer Debbie Ferris, the November 2018 Treasurer's Report will be formally presented at the January meeting and will be approved at that time.

ADMINISTRATOR'S REPORT

J Building Deck/N Building Stairway. Rick reported that both of these projects have been completed.

Lakeside Deck/Balcony Repair – Unit 1207. A contractor has been secured to do the necessary repairs to the M building deck and will commence as soon as weather permits.

Annual Mailing. Rick reported that the Annual Mailing was successfully completed in accordance with our By-Laws.

Project Reports.

Drainage Project: A proposal has been received from Knight Excavating. We are still awaiting the proposal from Rizzo Trucking. Once both proposals have been reviewed, a selection will be made for the drainage project.

Pond Fountain Project: A revised proposal has been received from Sanderson for the electrical portion of this project. As Simpson did not respond within the allotted timeframe, a motion was made by Lee Davies and seconded by Ruth Schauer to accept the proposal from Sanderson, and to lock-in the price and secure a commitment for work to begin at the earliest possible time this Spring, with the goal of having the fountain installed and operating by May.

Grape Harvest Report. Rick proposed that Mr. Putnam attend a meeting in the near future for the purpose of presenting an update on this year's harvest and future expectations for income.

COMMITTEE REPORTS

Landscaping. No Landscaping Report was given.

Rules & Regulations. All Board approved changes to the Rules & Regulations for 1/1/19 were included in the revised Rules & Regulations document for 2019, which was sent out with the Annual Mailing. A certified letter will be sent to known violators of any newly approved rules effective 1/1/19.

OLD BUSINESS

Payment to Attorney (tax lawsuit representation). Payment will be completed to our attorney for the remaining half of his fee for the assessment reduction lawsuit. The money for this payment has already been budgeted.

Annual Financial Review (Johnson/Mackowiak). Rick is in the process of obtaining the Annual Financial Review for the Board to review.

Budget Approval. The 2019 Budget was approved at a Special Meeting held for this purpose on December 13, 2018. The budget has been sent to our accountants and will be included in the Annual mailing.

NEW BUSINESS

Insurance Representative at January Meeting. Rick will arrange to have a representative from Grimaldi Associates at our next meeting, for the purposes of an insurance review and Q&A.

Storage Units/.Maintenance Building. Rick asked the Board to consider the elimination of the Association owned and rented storage spaces as of 1/1/20. This space may be better utilized for additional storage of our maintenance equipment and for an expanded workshop. Currently 14 owners are renting these spaces, which need upgrading, and which have some amount of liability exposure for the Association when used privately on a rental basis. The Board agreed to discuss this proposal.

OPEN FORUM FOR GUESTS. The owner of Unit 1303 asked for clarification of the source of monies to be used for the Pond Fountain Project. The source of the monies for this project is from a line item that has been set up within our budget for the allocation of funds received from the Bi-Annual Community Sale, as well as any donations received. This owner also spoke in favor of eliminating the storage units that are currently being rented to select owners, stating that it is against our By-Laws to provide the use of a restricted common area space to some owners, without making it available to all owners. It was also noted that there is ample storage available to residents through rented storage units in the surrounding area. The owners of Unit 1006 expressed their dissatisfaction with the recent rule clarifying the existing rule regarding short-term transient rentals at Edgewater.

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. January 24, 2018 at 7:30 PM in the Office.

ADJOURNMENT. The meeting was adjourned at 9:40 AM, following a motion by Lee Davies and second from Ruth Schauer.

Respectfully Submitted,

Ruth E. Schauer
Secretary