

Edgewater Condominium Association  
Board of Managers February 23, 2019 Meeting  
Secretary's Report

The meeting was called to order at 9:00 PM by Vice President Lee Davies at the request of President Jeff Hoy. Board Members Tony Cascio, Debbie Ferris (via GoTo Meeting), Jeff Hoy (via GoTo Meeting), and Ruth Schauer (via GoToMeeting) were present, along with Rick Clawson, Administrator. Guests at the Meeting were: Kim Alonge (1004 online), Don Armenia (1202 online), Jack & Kathie Horst (1303), Lee & Toni Jette (1207 online), Bob Richmond (1003 online), Sylvia Rowe (1007 online), Greg Smith (909), and Denise Zimmerman (410 online).

**OPEN FORUM FOR GUESTS.**

Several recognized guest owners spoke on the issue of short-term renters at Edgewater, the problems of absentee landlords renting units on a revolving weekly basis, and with renters not being aware of or following our rules. There were also questions regarding who enforces our rules upon renters, how other owners can register complaints with the Board regarding their behavior, what consequences the owners of these units face, and the Association's position on condoning short-term rentals as legitimate businesses.

**MINUTES FROM PREVIOUS MEETING.** The January 2019 Secretary's Report was approved as submitted, following a motion from Ruth Schauer and second from Tony Cascio.

**TREASURER'S REPORT/RESERVES.** The January 2019 Treasurer's Report was approved, following a motion from Jeff Hoy and second from Tony Cascio.

**ADMINISTRATOR'S REPORT**

Unit Checks. Rick reported that routine unit checks are being performed whenever the temperature drops below 20 degrees.

Water Damage. Units 310/305 and units 1305/1301 have sustained substantial water damage due to problems with the upstairs units flooding into the downstairs units. Rick is working with the individual owners and their insurance companies, as well as our condominium insurance, to resolve these claims and oversee the necessary work to restore these units. It was noted that end units on all buildings would benefit from increased insulation.

Electric Heater in Pool Basement. Rick reported that this heater has failed and needs to be replaced. A new one has been ordered. The cost will be approximately \$500.

**COMMITTEE REPORTS:**

Rules & Regulations – Rental Rules Change Discussion. The proposed Rental Form was reviewed and discussed. Several changes will need to be made to comply with our Declaration and also to clarify certain items. In addition, it was agreed that some changes to the Leasing of Units Rule need to be made. There was a motion to table further discussion and action on the short-term rental rules change

until next month. This motion was made by Jeff Hoy and seconded by Tony Cascio. This item will be on the Agenda for next month.

### **OLD BUSINESS**

Pond Fountain. Lee Davies requested a clarification that Sanderson Electric has been awarded the bid for the electrical portion of this project and that the work will begin as soon as possible in the Spring. Rick confirmed this.

### **NEW BUSINESS**

E-Mail/Don Armenia. The Board received correspondence from Don Armenia, which was summarized by Mr. Armenia. Mr. Armenia's question to the Board is "Do we want Edgewater to be a business or a residential community?" The correspondence reiterated his opposition to allowing unlimited short-term weekly vacation rentals operating as a business, his concern regarding the encouragement of unit purchases for the sole purpose of operating these rentals, the impact of these rentals on the majority of the homeowners, and also contained a suggestion that the Board consider limiting such rentals to 3-4 times per year.

Main Laundry Late Night Complaint. Rick informed the Board that he had received a complaint from an owner on behalf of their tenant in regards to the use of the Laundry facility late and night, and the associated noise factor. The Board discussed this complaint and concluded that limiting the use of the laundry facilities is not prudent due to the number of residents who utilize these facilities.

**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.** March 30, 2019 at 9:00 PM in the Office.

**ADJOURNMENT.** The meeting was adjourned at 10:05 AM, following a motion by Jeff Hoy and second from Tony Cascio.

Respectfully Submitted,

Ruth E. Schauer  
Secretary

