

Edgewater Condominium Association  
Board of Managers May 25, 2019 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 GoTo Meeting), Jeff Hoy (via GoTo Meeting), and Ruth Schauer were present, along with Rick Clawson, Administrator. Guests at the Meeting were: Kim Alonge (online, 1004), Mary Bagley (online, 1307), Taffy Ballard (611), Connie Concilla (1308), Jack & Kathie Horst (1303), Lee Jette (online, 1207), and Marianne Woods (1306).

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

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

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

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

Pool Motor. Rick reported that the pool motor and circulating pump are down. An exact replacement is no longer available and the new one requires plumbing and electrical modifications. He expects this to be done early next week so that the pool will be fully functioning and warming via the solar heaters.

Drainage. The drainage project in front of J&K Buildings has been completed. Restoration of the grounds will be done.

Paving. The Paving Project has been completed.

Pond Fountain. Sanderson Electric is scheduled to begin work on the electrical portion of this project. The Board agreed that the purchase of a floating fountain such as those found at the Tractor Supply Store would be ideal for this project, and will proceed with that purchase

Bestway. Rick confirmed that Bestway Disposal had overbilled the Association for garbage pick-up and that a \$1400 refund check has been received.

Election Mailing. The mailing containing the ballots and voting instructions for the June 9<sup>th</sup> election have been sent out and will be delivered to those who are in residence.

Community Garden. The garden area has been rototilled, and all residents are invited to stake out their plots for this year.

Association Insurance. The Board agreed that residents need to be made aware of the need to carry at least \$10,000 dwelling insurance on their policies, in order to cover the \$10,000 deductible that is contained in the HOA insurance policy. This information is not always imparted to new residents and many current residents may also need to be sure this coverage is in place. A representative from Gimaldi Insurance, the carrier for the Association, will be invited to the Annual Meeting to present this information and answer any questions from residents.

Concrete Decking. The concrete decking from the J building deck replacement is currently in the overflow parking area by the pool. It will be used to help alleviate erosion problems along the creek between N and P buildings and will be removed to that area.

#### **COMMITTEE REPORTS:**

Landscaping. No formal Landscape Report was given. The Board is in agreement that the issue of replacing mulch with stones around those unit fronts not maintained by the individual residents will be determined by Rick on an individual basis, insofar as availability of stone and availability of staff and resources for their placement. The Board further agreed that any staff and/or Association equipment used for any landscaping project will be under Rick's oversight and discretion. Lee Davies requested that the Board allot up to \$800 for the purchase and installation of two trees in front of the Lounge entrance. This cost will be offset by any funds available from recent Memorial donations and any additional donations that residents may contribute. This action was approved on a motion by Lee Davies and second from Debbie Ferris.

Rules & Regulations – Leasing of Units. Rick will send out the recently approved Rental Occupancy Form to those owners who are known to be renting out their units. All owners are expected to abide by the Leasing of Units rule and fill out this form whenever they are renting out their unit. Failure to do so will result in action by the Board.

Kitty Crow, Director of Finance for Chautauqua County will be attending our Annual Meeting. She will give an overview of the County Occupancy Tax Law and will also provide an update on recently passed legislation related to AirBnB and other booking companies. She will then be available to answer any questions from owners regarding short-term rentals at Edgewater as they relate to the County's laws and oversight.

#### **OLD BUSINESS**

Wading Pool. As discussed at the April meeting, the small children's pool has a leak in the water lines between the pool and the basement of the pool building. The Board agreed that the cost of repairing it would not be feasible and agreed to start identifying alternative uses for this space, to expand the enjoyment of the pool area for all residents. Many residents have voiced ideas on this topic, and it was agreed to put the topic on the Agenda for the Annual Meeting to receive input.

#### **NEW BUSINESS/CORRESPONDENCE.**

Use of Common Property Request. A request was received to use an Association building and Association-owned equipment for an activity that would be acting as a for-profit business. This request was denied on the basis that use of the common property in this manner is not permissible under our documents.

A/C Request. A request was received from the owner of 1302 to install an A/C unit. After a review of the type and method of installation the Board approved this request on a motion from Lee Davies and second from Tony Cascio.

Tree Trimming. Ruth Schauer requested an update on Tree Trimming projects that are still outstanding from last year. Although Rick had stated at the September 2018 meeting that Knight would be able to use an articulated brush hog to trim trees and brush on the other side of fence and would be contacted to put us on their schedule to do so this Spring, he now stated that Knight cannot do this work and that we will have to perform this task with our own staff. This work is slated to be done in June.

Tony Cascio requested an update on the Great Lakes portion of this project which was never completed last Fall. Rick stated that Great Lakes will be returning to trim and remove the rest of the trees.

Rick also stated that the area behind J&K buildings, which is slated for a yearly trimming with the brush hog, will be performed in June.

Picnic Tables. Ruth requested that the picnic tables be moved out at least 25 feet from the units Lakeside, to comply with our grilling rule and to give downstairs owners some privacy while allowing upstairs residents a more inviting use of the community tables. She also requested a follow-up on the new picnic tables that were reviewed at last year's Annual meeting. These tables are lightweight, easy to store and move, and require no maintenance. The Board agreed that these new tables are desirable for use in replacing our old wooden tables. A motion to allot up to \$2,000 for a purchase of a lot of 10 tables was made by Tony Cascio and seconded by Ruth Schauer. These tables will be evenly distributed between all buildings to replace those tables in the worst condition, with a plan for total wooden table replacement by next year.

Capital Contribution Fund Report. Ruth requested that a summarization of the impact the Capital Contribution Fund, if passed, would have made over the past year be presented at the Annual Meeting. The Board agreed that a presentation on the amount of money the Association would now have available for use if the Capital Contribution Amendment had been passed last Summer would be a valuable tool for discussion at the Annual Meeting. Rick will gather this information for dissemination to the owners at the Meeting.

#### **OPEN FORUM FOR GUESTS.**

The owner of 1303 requested clarification on what the Association is responsible for v. what the owner is responsible for regarding insurance liability. This information is found in our Declaration under Article X – UNITS: THEIR MAINTENANCE AND REPAIR. He also commented on the fact that the Association's responsibility for landscaping at Edgewater has evolved over the years far beyond what the Developer originally intended, with the many additional beds, gardens and flower plantings throughout the common property.

The owner of 1308 inquired if the Association's insurance policy covers land movement (i.e., erosion and landslides). This question can be presented at the Annual Meeting when our insurance representative is present to address it.

The owner of 1306 inquired if there will be a Community Sale this year and if so, what the dates will be. The Sale will be held Jul 19<sup>th</sup> and 20<sup>th</sup>.

**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.** June 29, 2019 at 9:00 AM in the Office.

**ADJOURNMENT.** The meeting was adjourned at 10:25 AM, following a motion by Jeff Hoy and second from Lee Davies.

**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