

July 2019 Secretary's Report

Edgewater Condominium

Board of Managers Meeting

The July 27, 2019 meeting was called to order at 9 AM in the Association Office. All board members, eleven guests, plus two on line were present for the meeting.

Secretary's Report: Minutes from the June 2019 meeting were approved following a motion from Jeff Hoy and second from Debbie Ferris.

Treasurer's Report: Treasurer, Debbie Ferris reported, for the six months ended June 30, 2019, a Lake Shore Checking Account balance of \$115,319.30, Lake Shore Reserve Account balance of \$20,946.56, and Undeposited Funds of \$7,729.00. Total Assets for the six months ended are \$143,994.86, and Accounts Receivable are \$5,692.98. She stated that Capital Projects expenses shown in these financials are \$67,075.00, which includes the J Building front deck, which was completed in 2018, and blacktop resurfacing done in early 2019. The estimated net income for the six months ended June 30, 2019 is \$31,070.21. Janet Greene asked why a J Building front deck payment of \$28,325.00 was being charged to the 2019 Capital Budget year, when the work was completed in November of 2018. Debbie stated that half was paid in 2018, with the balance due in 2019. Following motions from Janet and Jeff, the treasurer's report was approved.

Manager's Report – Rick Clawson: Rick reported the following: **J Building** new sidewalk to replace a tripping hazard area through to the parking lot end where water pools, from rains and melting snow (in winter) creates hazardous areas for residents, will be completed next week, at an estimated cost of \$2,000. Following the completion of the sidewalk, the lawn restoration will start and be completed by Westfield Nursery, at an estimated cost of \$2,500. The landscaping at the J building unit fronts has been completed by the Beautification Committee and maintenance crew. The maintenance crew, and assistance from the Beautification committee, as needed, continue to maintain the all unit fronts landscaping at each building as their schedule allows. It was noted that in the future, landscaping of unit fronts should begin in early spring, before larger maintenance responsibilities begin for the season, as has always been done in the past. **The Pond Fountain** will be centered once an extension cord can be purchased. The **pool building floor** has been completed except for the front entrance. **Tree trimming/Removal, lakeside**, has been completed for this year. **Lakeside trimming safety concerns** – have been resolved with the purchase of enough harnesses for all employees to work safely. The trimming of the remainder of the lakeside will resume and be completed next week. **F Building Lakeside Deck Project** – power washing of the decks will be done next week. **Lighting Projects** – Every building stairway has new rope lighting. All are working with the exception of J & K buildings. These buildings need new solar sensors that will be purchased and replaced as soon as possible. **J Building, Unit 808** – Carpenter ants were discovered at this unit. A pest control company was called in to spray and the area will be inspected in one week. Debbie Ferris requested that her unit, in the same building be inspected, and Janet Greene noted that ALL units in J Building should be inspected for the ants and treated as necessary. **L Building discovery** – During the construction of a new lakeside enclosure at the unit owned by Jeff Beach, a leak was discovered that was caused by improper sheeting installation in 2011. It was repaired by the

contractor. Jeff Hoy asked why the maintenance crew were trimming the lakeside so short, when the board had previously stated that it would be trimmed to the height of the fence. Rick stated that for the preservation of the lake shore, it is best to trim weeds to the same height of a lawn, and cut back small trees, leaving all root systems of all growth. This allows the cliff sides to remain strong and helps prevent further erosion.

Committee Reports:

Rules & Regulations: Air BnB's – The board received an email from Steve Grimaldi of John J. Grimaldi & Associates, Inc. Insurance Company. The email stated that insurance companies are not interested in providing Master Insurance coverage for an Association where they are aware that individual owners are in essence using their units as a hotel/motel room via AirBnB, VBRO. He stated “In essence, if every owner uses these services, then Edgewater would then be a hotel/motel and no longer a condominium Association.” He further noted “Most insurance companies will allow a certain number (%) of units to be rented, but they look for these units to be rented with yearly leases.” After a lengthy discussion by the board, a motion was made by Debbie Ferris and seconded by Janet Greene to limit the number of days a unit can be rented to no less than 30 days, effective September 1, 2019. The motion passed by a vote of 3-1. **Request for private business approval** – Deb Christina requested permission to operate a home business to cut hair at her unit. Her request was denied due to the By-laws. **Pool Use Complaints** - There have been complaints that some children/residents are using larger floats in the pool, taking up too much space and making it crowded. It was noted that adult floats were previously banned. There was a discussion about banning all floatation devices, but nothing decided. It was also reported that unattended under age kids were seen at the pool. **Complaint of noisy renters and too many people** – the board discussed if there is actually a limit for the number of residents allowed in efficiency, one and two bedroom units. Further discussion will take place at a Rules & Regulations meeting. **Drones** – The board discussed the recreational use of drones on Edgewater property, and determined that use of these take place at the west end large lawn area, away from buildings, power lines and all vehicles. **Parking complaint** – A parking complaint regarding a tenant was resolved by the manager, Rick Clawson.

Old Business: A resolution to the **Lakeside Brick Pavers** and **2019 Project List** will be discussed at a work/budget session of the board.

New Business: A request from Unit 1005 owner, Franco Greco, to replace bedroom windows was approved by the board, following motions by *Debbie Ferris & Lee Davies*. **Cascio Resignation/Special Election** – The board accepted the resignation of board member Tony Cascio, with regrets. Tony sold his unit, no longer qualifying him as a board member. Lee Davies and Janet Greene will set up the nominating committee and hold a meeting to begin the process to seek nominees for the board. Once the nominees have been selected, the remainder of the process to hold a **Special Election** will take place. **Email from Insurance Carrier** – The board received an email from our insurance carrier stated “Unit owners should not be doing maintenance work which the association has contracted to others to do on behalf of all the owners.” He is “ok with owners/landscape committee doing flower planting and other minimal type of work, but anything with machinery is obviously more dangerous. By allowing power equipment to be used by owners in the common areas does increase the likelihood that one would be injured during this activity and if the Association allows the activity it does increase your responsibility should someone be injured. If someone is injured the association has coverage up to \$16,000,000 to pay any judgment made

against the association due to an injury on Association property.” The board determined that all use of power equipment by homeowners must be banned.

Open forum for guests – Connie Cancilla voiced concerns over gutters and plugged down spouts. Jack & Kathy Horst said that the pool rules sign, at the pool, is too small to read from a distance. Bob Markham told the board that he has spent 10 years mowing the lakeside nature garden area with a push mower, and that the maintenance crew needs to continue mowing that area in the same manner. Deb Christina explained that cutting hair at her unit technically may not be considered a business, as she does not advertise or solicit customers. She, also, asked if battery operated weed whacker/trimmers would be allowed for homeowner use. The board noted they are powered as well and not acceptable for homeowner use. Jack Horst told the board that a dead tree in the P building parking area was supposed to be removed when Lake Erie Tree Service was here to conduct tree removal and trimming. He requested that it get taken down as soon as possible. It was noted by Deb Christina that M building road side deck is in need of repair. She stated that a board is irregular & unsafe at her front door entrance, causing her to trip on it often. Rick told her he would have the guys check it out to see if there is anything that can be done. He, also, stated that a structural engineer would be inspecting all roadside decks at Edgewater. Mike Harrington expressed concerns that the drainage project at J building is not totally successful. He told the board that during the more recent rains, he noticed that they are not draining to the lakeside, one or more of the drains are filling to overflowing, indicating that there is a blockage in one of the drains or pipes. Lee Jette expressed concerns for broken sidewalks.

Next Meeting: Saturday, August 31, 2019 at 9am in the pool building

Adjournment: Lee told guests the board would be going into Executive Session following the adjournment of the meeting, but no votes would take place on specific issues. The meeting was adjourned at 11:20am, following motions from Debbie and Lee.

Respectfully,

Janet Greene

Secretary