

October 21, 2019 BOM

Edgewater Condominium Association

**Call to Order:** The October 21, 2019 meeting was held at the Association office and called to order by President, Lee Davies at 7pm.

**Members Present:** Board members present were Lee Davies, Colleen McCarthy and Janet Greene. A total of 18 owners were present, including 9 on line, and 9 in attendance at the meeting.

**Resignations of Hoy & Ferris:** President Davies thanked former board members, Jeff Hoy and Debbie Ferris, for their many years of service to the community.

**Open forum for guests:** Guests expressed concerns about dead trees on the property, made recommendations for those that have been cut down, requested that funds for stump grinding be allocated in the 2020 budget, and maintenance to pick up dead limbs and branches near the maintenance garage. It was also noted that there are branches in the electrical wires near D Building, that C building gutters need to be cleaned. In addition, there was a recommendation, by an owner, was made to install foam insulation on all end units of buildings that have plumbing running along exterior walls.

**Minutes from September meeting:** Both the September secretary's report, and the report from the Special Election meeting were approved following motions from Lee Davies and Colleen McCarthy.

**Treasurer's Report/Reserves:** The report was approved with motions from Janet Greene and Colleen McCarthy.

**Managers Report:** It was reported that the Lounge Entrance reconstruction would begin soon, the maintenance crew is preparing for winter setting up snow fences, stakes for plowing and placing hay bales along the ends of buildings. Unit checks will begin November 1.

**Committee Reports:**

**Beautification Committee:** The beautification committee has removed all flower boxes and stored them for the winter.

**Fire Pit Committee:** The Fire Pit Committee gave a presentation on the potential installation of one at the wading pool area.

**Rules & Regulations:** None

**Old Business:** The board made a motion and approved by a 2-1 vote, to change the pet rule. The revised rule will allow tenants to have up to 2 pets, with approval from the owner of the unit.

**New Business/Correspondence:**

**Board Vacancies/Special Election:** There will be a special election, to be held in January 2020, to replace two vacancies on the board. The Nominating Committee was appointed and nominations are being sought. Resumes/biographies must be received no later than December 1, 2019. Nomination letters will be mailed on December 9, 2019. Anyone who wishes to petition to run, must deliver petitions to the "chairman of the nominating committee or to the secretary of the Condominium", no later than December 24, 2019. Chairman of the nominating committee is Janet Greene. Ballots will be

mailed on December 26, 2019 and all ballots, that are mailed, must be received no later than January 8, 2020. The Special Election Meeting will be held on Thursday, January 9, 2020.

**Harrington Email – Exit/Egress Issues:** It was reported the some improvements will be made to these areas.

**Inspection Report – Sub floor damage at Unit 1306:** An inspection report, from Ralph Wilson, was presented to the board and discussed. The owner will be notified of the findings and recommendations.

**Email from homeowner:** An owner at F Building informed the association managers of noisy floor boards above his unit (504) requesting they be inspected and an effort be made to reduce noise.

**Open forum for guests -**

**Next meeting:** The next monthly board meeting is scheduled for November 30, 2019 at 9am in the Association Office.

**Adjournment:** The meeting was adjourned at 8:07pm following motions from Lee and Colleen.

Janet E Greene Secretary