

June 2020 Secretary's Report  
Edgewater Condominium Association  
Board of Managers  
June 14, 2020 Monthly Meeting

**\*Call to Order:**

- The meeting was called to order at 04:24pm (Online Meeting) by Lee Davies, president.

**\*Members Present:**

- Lee Davies, Colleen McCarthy, Lee Jette, Kimberly Alonge, newly elected Suzanne Krzeminski, Rick Clawson, Manager, and nine homeowners were present via Go to Meeting.

**\*Open forum for Guests:**

- No questions or comments.

**\*Treasurer's Report ending 05/30/20:**

- Lee Jette reported that for month ending May 30, 2020, we are at budget with Total Assets at \$224,096.00 and Total Liabilities and Equity at \$224,096.00. The treasurer's report was approved following motions from Colleen and Suzanne.

**\*Secretary's Report:**

- Motion to approve the May 30, 2020, Secretary's report from Lee Jette and Colleen.

**\*Manager's Report:**

▪ **Contractor Updates:**

- We are still waiting on proposals. Two contractors were contacted for bids for the Building N deck replacement. One bid has been received and one has not yet been received. Due to Covid19, contractors have not been able to work and have a backload of jobs to complete. It is looking like it will not happen until the Fall.
- **Concrete on the side of the G building** Norm Leamer will begin work on this either the last week in June or first week in July.
- **The pool:** Rick reported we have been given the go-ahead to open the pool soon but are still waiting on opening criteria from the County, as well as the permit, to do so. Rules and regulations need to be set and followed. A reminder that the Chautauqua County Health Department noted that returning snowbirds should self-quarantine for 2 weeks once they arrive at Edgewater Condominium.
  - Lee Davies also talked about the pool opening rules. Applicants must wait for County approval to open the pool. A plan on how we are going to handle the reopening of the pool must be submitted with items such as rules and sanitizing. The state has given guidance for reopening the pool, but so far, Chautauqua County has not. Lee reminded residents that we have limited maintenance staff, so it will be up to residents to wipe down anything after use. Chairs and tables will be placed via social distancing guidelines, do not move them! We may implement a red/green rock on the table system, but again, everyone must do their part by keeping the social distancing guidelines in place and wiping down what they use. Guests will be addressed based on how we proceed with opening the

### **\*Manager's Report (continued)**

- **The Pool (continued):** pool, but a gentle reminder was made to be cautious and considerate of everyone by not having a large group of people at the pool from out of town for everyone's safety. Everyone must do their part to keep the pool open per the guidelines in place.
  - **Downspouts:** Davis Roofing is working up a proposal for other repairs needed. It appears the ground is saturated and will need more attention than previously considered.
  - **New Hire:** Jerome (Jerry) Gelencser started last week will be a welcome addition for Joe and Mike with the full schedule here at Edgewater. Ed is off for the summer and Alex will be joining the crew very soon. Welcome Jerry!
  - **Electric Reconductoring:** The Village of Westfield Electric Department is reconductoring Edgewater with an underground line running from Route 5, paralleling the exit road. Rick spoke with the superintendent about leaving the trench open so we could drop in a drain line which will save us a lot of money if we had to dig the trench ourselves.
- **\*Committee Reports:**
    - **Firepit Committee:**
      - Rick reported the firepit is here and the platform is being built. The current fence will be moved to turn to the closed area with the gate staying in the current location. Guidelines will be posted and need to be adhered to. Residents will need to bring their own chairs, keep social distancing guidelines in place, and wipe down all things you come in contact with. Everyone must adhere to the rules and guidelines and do their part for this to work. There is not currently a date set to open the firepit.
    - **Beautification Committee:**
      - Lee Davies reported that Janet Greene has joined the Beautification Committee but that a chairperson needs to be appointed. Please see a Board member or Rick, if you are interested in chairing the Beautification Committee. Lee recognized the residents who have been making our community look beautiful: Janet, Nancy, Avery, John, Marilyn, Norm, Rene, and everyone else who has helped. It was also pointed out that our crew is working hard to keep the grounds looking nice and it was especially noted how hard Joe is working and always does so with a smile.

### **\*Old Business:**

- **Spectrum Internet/TV Service:**
  - Lee Davies reported the Spectrum TV/Internet contract is in place. A reminder was made to residents to call Spectrum to order their router/modem combo. The equipment is designed for a self-install, but residents are encouraged to call and set up a time for a Spectrum technician to come and do the installation if you did not want to install it yourself.
  - Old equipment from Consolidated can be turned into the Office.

**\*Old Business (continued):**

- **#1306 (Woods):** The request to install new hardwood flooring in their upper unit is pending. Though the Board received a sample of what would be placed under the flooring, for sound absorption, the request was tabled until more information on the padding could be obtained. Colleen suggested the Board speak with Trena Manville as when her hallway was replaced with wood flooring, the Board approved it due to the information on sound absorption and product materials.

**\*New Business/Correspondence:**

- **#1207 (Jette):** Lee asked if the Pool House would be open for stained glass activity as last year. If not with a small group, could he still use the room by himself. Lee Davies and Rick reported that once we get to the phase, we can open the Pool House for activity, he can do so.

**\*Open forum for guests:**

- **#1006 (Beach)**– Inquired about the By Laws and updating them. Expressed concern of them needing updating with technology changes, voting and meeting procedures due to COVID19, etc. Lee Davies asked for participation on a committee to update the By Laws.
- **#408 (Weitman)** - Asked why there is an increase in the HOA fees if we are at or below budget. Lee Davies explained the reasoning behind the HOA fee increase and reminded residents there has not been an increase in a very long time.
- **#1204 (Mapston)** - Thanked the Board members for their service on the Board to keep Edgewater a wonderful place.
- **#(Pete?)**– Volunteered to help with buildings and grounds if needed. Rick reminded residents that owners cannot be involved with the maintenance and/or lawn care.
- **#1006 (Beach)** – Asked if there was any discussion regarding underflooring being replaced on any of the upper units to minimize sound.

**\*Next Meeting:** July 25, 2020 at 11:00 AM (online; GoToMeeting)

**\*Executive Session and Adjournment:** The meeting was adjourned at 5:03 pm following motions from Colleen and Suzanne.

Respectfully submitted,  
Kimberly A. Alonge, Secretary