

May 2020 Secretary's Report  
Edgewater Condominium Association  
Board of Managers  
May 30, 2020 Monthly Meeting

**\*Call to Order:**

- The meeting was called to order at 11:01pm (Online Meeting) by Lee Davies, president.

**\*Members Present:**

- Lee Davies, Colleen McCarthy, Lee Jette, and Janet Greene, Rick Clawson, Manager and seventeen homeowners were present via Go to Meeting.

**\*Open forum for Guests:**

- None.
- President Lee Davies made a motion to suspend the regular format of the meeting to address Board being one position short due to the re-ignition of Janet Greene. Lee thanked Janet for her hard work on the Board of Directors at Edgewater Condominium Association. Lee added the secretary facilities a number of functions for elections. With the upcoming election, Lee made the motion to appoint Kimberly Alonge as acting secretary through the June 14<sup>th</sup> election results. The motion was approved following motions from Colleen and Kim.

**\*Treasurer's Report:**

- Approved following motions from Colleen and Kim.

**\*Secretary's Report:**

- Approved following motions from Lee Jette and Colleen.

**\*Manager's Report:**

- **WWTP:** Rick reported the blower motor was here, but they ran into some snags with the performance of the motor. Andrew Thompson is spearheading the investigation into overcoming the current delay. **The Community Vegetable Garden:** Area is tilled and weeded. As of the date of this meeting, planting was almost full. **Contractor Updates:** 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 may take some time. **Electrical/ maintenance building:** is complete. **Concrete on the side of the G building** has not been started as Rick is waiting on the contractor to get here. Rick will contact Norm Leamer again. Emergency situation or not, Norm needs to get here. **Fencing for Unit 701** has been installed and looks great. **Chimney Chase:** Matters of

**Manager's Report (continued)**: the Hearth was here and will get proposal to Rick for the Davis Roofing and downspout replace/repair will be contacted by Rick on 5/30 or 6/1. **Questions about the pool**: Rick reminded us that though the pool is ready, it cannot be opened, per the Chautauqua County Health Department, due to the COVID-19 Pandemic. We hopefully go into Phase 2 next week, but the Phase we need to open the pool may or may not come quickly to do so. This also applies to the gym. A reminder that the Chautauqua County Health Department noted that returning snowbirds should self-quarantine for 2 weeks once they arrive at Edgewater Condominium. Pond fountain: Should be working starting the week of June 1<sup>st</sup>.

**\*Committee Reports:**

▪ **Firepit Committee:**

- Norm and Marilyn Gollnitz spoke on behalf of the committee of four (Norm, Marilyn, Avery and John Jones). A summary was sent to Rick; Marilyn discussed the following: the fit was ordered and has come in. Al Segar was contacted to build a platform covering for the kiddie pool to place the firepit on. The contractor said it would take 2 days for him to complete. His rate is \$25/hour for a total of around \$400 for the 2 days. The fence will need to be moved for access from the pool area. Stone around the old kiddie pool drain will be needed; not gravel, but stone will work best. Signage and rules need to be created and posted before opening the firepit. Things such as, but not limited to, no food, bring your own chairs, and use open/close times. Rick reminded the committee that a certificate of insurance will be needed. The firepit committee report was approved with motions by Colleen and Kim.

▪ **Rules & Regulations:**

- Lee Davies reported that changes in the rules and regulations was forwarded to the Board with the changes. He noted that some were changed, and some were added along with grammatical errors corrected through the document. The Board will adopt the entire packet and then distribute. Lee also thanked the members of the Rules & Regulations Committee though the years: Ruth Schause, Janet Greene, Susan Kriminiski, John Jones, Jack Horsch, and the members of the Board of Directors. The new Rules & Regulations packet was approved with motions by Colleen and Lee Jette.

▪ **Beautification Committee:**

- Lee Davies reported there are no official members on the committee and that we are seeking members. Lee also thanked the residents who prepared and planted the hanging pots of geraniums distributed thought-out the grounds. (Secretaries note: the geraniums look beautiful.) Lee also noted correspondence was received

**\*Committee Reports (continued):**

*Beautification (continued):* by Janet Greene regarding an invasive plant and options on how to get rid of it. At this point, the Board felt they didn't have enough information to act on the situation. We do not know for sure what it is or where it is and would like to get more information before a decision is made on how to remove the invasive plant. It was also noted, the crew here is doing a fantastic job; things are looking great, but it would be nice to get the Beautification Committee activated again.

**\*Old Business:**

▪ **Nominating Committee:**

- Ballots are ready and will be mailed on May 30<sup>th</sup>. There are four residents running for three open positions. The positions are: Two 2-year terms that are up for Lee Davies and Colleen McCartney. The third position was created by the registration of Janet Greene and is for the remainder of that term with one year remaining. Residents will vote for three of four nominated. The top 2 votes will fill the two 2-year terms and the 3<sup>rd</sup> will fill the remainder of the 1-year term. Lee Davies reminded residents that ballots can be mailed back to PO Box 83, hand-delivered to the secretary (not the Office) or brought to the annual meeting on June 14<sup>th</sup>. It was noted if you do bring your ballot to the annual meeting, you will need to drop it off and leave to go back home to attend the meeting online. The annual meeting will be online with only 10 members in physical attendance, being the Board members and nominating committee members up to 10 total.

▪ **Spectrum Internet/TV Service:**

- Rick reported some had already received the new equipment from Spectrum. The process was outlined in Rick's eMail and is such that you call in and follow the prompts to activate your new account. He noted that residents should follow the prompts as if you didn't have an account (this means if you currently have Spectrum cable service, you should still follow the prompts as if you do not). Once you talk with a Spectrum representative, explain that you are here at Edgewater and they will get you setup. Equipment will come by FedEx (one cable box and router). If you want other services, such as telephone or more cable stations than in the Edgewater package, you can do so and will be billed separately for those optional services. Lee Davies stated the new HOA fee of and additional \$55/month will start with the January 1, 2021 HOA payment.

**\*New Business/Correspondence:**

- **Pool:** Rick gave a COVID update regarding the pool opening. Under the NYS opening guidelines, there is not a clear decision as to when opening pools will be considered. Rick also noted that the crew is doing the best they can and doing a great job considering the restrictions. Rick also reminded everyone to wipe down things after use (such as the laundry room) and upon returning to Edgewater, please self-quarantine for 14 days. Lee Davies asked owners not to have a large group of people here from out of town and to be cautious and considerate of these here full time.
- **Trash:** Lee Davies stated there has been an ongoing issue of area campground and other people outside the community coming here to dump their trash. This has resulted in an overflow of the dumpster. Some of the people doing this have been identified and Rick sent letters to those individuals reminding them that the dumpster is for Edgewater residents only. It was also noted that we pay for each time the trash is dumped. A reminder was also made to break down boxes before putting in the recycle bin as well as being mindful to not put trash in the recycle bin or recyclable in the trash bin. Colleen thanked Rick and the crew for their efforts in figuring out who the people were.
- **Playset:** The Board received a proposal from Darlene Golberisch (301) with an offer to replace, at her expense, the playset destroyed by the windstorm. There were questions the Board felt needed answers before a decision could be made to accept the proposal. The questions were: the playset is a big expense and it could possibly be destroyed if we have another windstorm like the last one. We would need to check with our insurance carrier to inquire about liability. Is the current rubber from the old playset up to code for the strict playset guidelines in place? A motion was made to table the decision until we could get questions answers and was approved by Colleen and Kim.
- **Tree Planting:** The trees donated through the Village of Westfield have been planted. Lee Davies reminded residents they can request a tree though the Village program donated to us to be planted here where needed.
- **Budgeting Process:** Lee Davies received a letter from Marge Davis regarding the budgeting process. Lee stated that budgeting is an ongoing process and the Board is holding off until the January meeting to look at the status of the 5-year plan. Lee explained proper planning means taking care of expenditures and that planning for special assessments cannot be done because of unanticipated items. This will be discussed further at the annual meeting. Lee also noted the only increase this year was for the Spectrum Internet/TV and that HOA fees have not been increased in a number of years. He also noted the Board will do the best that we can with the funds we have. 5-year plans can come in very volatile years where the decision of what is urgent needs to be made and that we expect to be flexible once the budget is put together.

**\*New Business/Correspondence (continued):**

- **#1306:** A request was made for new hardwood flooring be installed in their upper unit. Rick provided floor samples to all Board members to examine. Lee Davies noted that there is no NY State building code when it comes to flooring but that our Rules & Regulations do require adequate sound absorbing flooring to be installed in the upper units when it is not carpeting. The Board would like certification from the vendor on the product and more information before a decision can be made to approve the request of flooring for until #1306.
- **#901:** Request to install a portable air-conditioned that will vent through the window. The air conditioner will not be hanging outside the window. This has always been allowed and was given the go-ahead to install the air-conditioner.
- **Increased Assessment:** A letter was received by the Board from an owner concerned with the increase of assent to his unit. The assessment was sent to our attorney for review. Lee added a reminder that once an owner obtains a building permit when making renovations it is an indicator that your assessment will increase. Lee also stated that if an assessment is inaccurate, owners can reach out to the Edgewater Attorney for assistance.

**\*Open forum for guests:**

- **The owner of #1308** voiced an opinion on the Spectrum Internet/TV contract. They felt this a home and not a B&B or Hotel. They do not currently have cable, and streams their TV, and thus does not need cable and that it should be up to the homeowner to have this service or not. Lee Davies stated this is a TV/Internet package and that it is the only option to have internet service. He also stated the cost of the TV/Internet package was the best financial choice from the three proposals received. Two of the three would have been a \$65,000-\$80,000 upfront cost plus the increased HOA fees for the upfront costs and monthly cost for just Internet from both. Spectrum was by far the best choice. She also reported there is a brace broken under one of the steps going to the private beach. In addition, the owner asked about the playground and firepit insurance and liability and questioned whether homeowners carried insurance and liability for their guests or not. They also made mention of the differences between the insurance and liability of firepits, which can explode, versus playgrounds, which are for children. Rick stated the Association was still liable for the playground even if owners had their own insurance.
- **The owner of #509** requested the dog park fence be secured on the bottom so smaller dogs cannot escape from the area. Rick will look for straps to secure the bottom of the dog park fence. Lee reminds owners that dogs should not be left unattended while they are in the dog park. The owner also asked about the non-carpet flooring on the second floor and if was approved on a case-by-case basis. They felt there needs to be more consistently with requests. Lee Davies stated that there are many

**\*Open forum for guests (continued):**

#509 (continued): variables with request and thus a case by case decision is made. Lee also said the Board would look at creating a process and approved list of flooring standards. The owner also questioned why there was so much discord with the firepit and playground requests; that people should just accept the Association requirements and move on or find a different place to live.

- **The owner of #310**–After some unstable internet, we were able to get the owner back to answer questions about the proposed playset. They told us it was an Amish made playset and samples could be seen on I90 in Erie. The vendor indicated that the previous playset was most likely destroyed because the canopy was on and the wind caught it. The playset they are purchasing has a removable canopy. Once the playset is installed for the Association, it becomes the responsibility of the Association to maintain it as well as provide insurance/labality. After all Board members' questions were answered, the request from the owner to purchase the playset for the Association was approved by Colleen and Lee Davies.
- **The owner at #1105**– Stated Kayaks are hard to get up the steps and asked about purchasing /funding winches to attach to the stairs to help get the Kayaks up and down to the water. They also stated the trailer parking area is getting full and if there was it possible to provide more parking for trailers. They asked if the new trees planted can be staked. In addition, they asked about working with the crew to trim and shape the trees by the 1100 building. Rick said, though the offer is appreciated, the Association must be careful when homeowners get involved with tree trimming and it is best to leave it to the professionals. He also expressed how beautiful the personal gardens are that the homeowners have prepared.
- **The owner at #1205**– thanked everyone at Edgewater for the playground, dog park, and all everyone one does to make this a nice place to live.
- **The owner at #1105**– Asked about shrubs and trees on the lakeside of the fence. Rick said yes, they are scheduled to be trimmed but he needs three guys to do this for safety.

**\*Next Meeting:** June 14, 2020 at 4:00 PM (online; GoToMeeting)

**\*Executive Session and Adjournment:** Lee Davies told guests the board would be holding Executive Session to discuss delinquencies immediately following adjournment. The meeting was adjourned at 12:33 pm following motions from Colleen and Kim.

Respectfully submitted,  
Kimberly A. Alonge, Interim secretary