

Edgewater Condominium Association COMMUNITY NEWS

BOARD MEETING
Saturday,
December 30, 9:00am
Association Office

Volume 17 □ Issue 12 □ December 2017

President's Notes



Happy New Year!

Welcome to all the new owners here at Edgewater Condominium Association (ECA). This year we have ten new property owners that have decided to enjoy the relaxing and beautiful surroundings here on Lake Erie. Please reach out and introduce the new owners to our home on the Lake. For the benefit of the new owners we have a board of managers that meets on the last Saturday morning of each month, we also hold an annual owners meeting in June each year to review the Association business as well as elect managers to fill the positions of board members with expiring terms. We strongly encourage owners and residents to attend. As with any condo/home owner association there are by-laws and rules. If you haven't taken the time yet read the rules and become acquainted with them to avoid any difficulties.

At the November board meeting the members were requested for approval of double hung window replacements. After reviewing the proposal and the by-laws it was agreed to allow this style of window replacement. However, as with any modification such as air conditioners, remodeling, satellite dish installations, etc. a written request must be sent to the board for review and approval.

On a positive note a meeting was held on Monday between our solicitor, the taxing authorities' lawyers, and the presiding judge for our case pertaining to a reduction of our tax assessment. They provided an offer to settle the case. Once we receive the details the board will review the details of the offer and provide direction for our solicitor.

I would wish everyone a happy and joyous holiday season.

Jeff Hoy





Highlights of the November 25th Board of Managers Meeting

- ♦ **J Building Deck.** 2 Bid proposals have been received and are being reviewed for this project. The cost is slightly more than the previous K Deck replacement, due to differences in the concrete structure of the J Deck.
- ♦ **Water Shut-Off Valve Replacement Project.** We are waiting for 2 proposals to excavate and replace the valves, which will in turn be given to the Town of Westfield for approval.
- ♦ **Winter Plowing.** The Board has approved the annual plowing contract with Westfield Nursery.
- ♦ **Waste Removal.** The Board approved the retention of Bestway Container Services for our waste removal in 2018.
- ♦ **Edgewater Website.** Rick will be redesigning the Edgewater website for 2018. One upgrade he is looking into is a Resident's Forum.
- ♦ **Tax Assessment Case.** There is a meeting scheduled on November 27th with all parties and attorneys to discuss progress and resolution of this issue. The Board decided to contact our attorney with a request for an immediate update on this meeting, as well as his attendance at our December Board of Managers Meeting.
- ♦ **Final Pet Policy Approval.** The Board voted by a 3-2 margin to adopt the new Pet Policy as written. This Policy will go into effect on January 1, 2018. The Board also reviewed the new Pet Registration Form, which is a part of this Policy.
- ♦ **2018 Budget.** The Board voted unanimously to approve the 2018 Budget as presented.
- ♦ **Recent Flooding.** The erosion of the area near the culvert on the P building roadway as a result of the recent November rainfall was discussed. We will be looking into placing rip rap around the areas there that are prone to flood erosion as a preventative measure.

Respectfully Submitted,

Ruth Schauer, Secretary

Treasurer's Report ...

We had another profitable month in October 2017. During the month of October we had earned income of \$7,751.96 making our accumulated net income \$10,475.55 for the ten months ended October 31, 2017.

Our cash assets include the following: reserve account in the amount of \$40,558.89, checking account in the amount of \$67,257.68.

Our delinquencies over 31 days totals \$2,349.98 while our total account receivables totals \$4,447.57. We have one delinquency that may be subject to a lien filing. We will be contacting them once again to attempt collection and avoid filing a lien.

The Board approved the 2018 budget and you will be receiving it in December, 2017.

Respectfully,

Debbie Ferris, Treasurer

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