

## President's Notes

We've had the pleasure of spending another month of primarily excellent weather here at Edgewater. The pool remains open and lots of activities have gone on with residents enjoying getting together with each other, as well as their other friends and family. It's always nice to see people using the facilities, enjoying the sunsets, and being part of the Edgewater community.

To that end, we have made progress on a number of issues and projects this month. The landscaping around J Building is almost complete and the grass is coming up. Preparations for changing over to winter operations are underway. The maintenance building conversion is getting started as we remove the storage spaces and expand work areas. Several new projects are being looked into, including the formation of a committee to investigate converting the non-functioning kiddie pool into a functioning firepit gathering area. This is another project proposed by residents that could benefit the entire ownership. We encourage anyone with ideas for any kind of activities or small projects to bring proposals to the board for consideration. We're always looking for your ideas on how to make this a better place to live. Particularly at this time of year, when we are working to put together the budget for the coming year.

We also continue to seek participation on committees such as the Rules and Regulations Committee that is working to streamline the rules and make sure we all can enjoy the community in a safe and peaceful manner with the greatest enjoyment we can achieve. If you are interested in serving on this or any other committee, please contact any Board Member.

Finally, along the lines of community participation, I want to once again acknowledge the tremendous participation in the Special Election that culminated with the election of Colleen McCarthy to the Board of Managers for the remainder of Tony Cascio's term. Congratulations and welcome to the Board, Colleen. We had approximately 75% participation in the voting, which is a tremendous turnout. I thank all who participated in the nominating processes, the election inspections, those who voted, and especially those who put themselves forward as candidates. Without the participation of our ownership, it would be impossible for the Board to function or the community to thrive. Thank you all!

*Lee Davies*, President

### **Board of Managers**

*Lee Davies, President*  
(716) 720-2649  
[captdavies@yahoo.com](mailto:captdavies@yahoo.com)

*Jeff Hoy, 1st Vice President*  
(724) 944-6285  
[Jeff.hoy@hotmail.com](mailto:Jeff.hoy@hotmail.com)

*Colleen McCarthy, 2nd Vice President*  
(770) 289-5840  
[mcbourne32@gmail.com](mailto:mcbourne32@gmail.com)

*Debbie Ferris, Treasurer*  
(937) 974-4922  
[ferriscparetired@gmail.com](mailto:ferriscparetired@gmail.com)

*Janet Greene, Secretary*  
(716) 581-3875  
[greeneacres808@hotmail.com](mailto:greeneacres808@hotmail.com)

### **Staff**

*Rick Clawson, Manager*  
(716) 326-2186 office  
[office@edgewatercondos.net](mailto:office@edgewatercondos.net)

# September 2019 Meeting Highlights

- Colleen McCarthy won the special election to fill the vacant position on the board. There was a total of 75 ballots received, two of which were determined invalid. One ballot letter was received, by mail, with no required signature on the back of the envelope. Another ballot was declared invalid, by the inspectors, due to two candidates checked on the ballot. Therefore, with a total of 73 validated ballots the final vote count was Colleen McCarthy – 35 votes, Jack Horst – 27 votes, and Mike Harrington – 11 votes. Congratulations Colleen!
- The board approved to set up a winter bike storage area in the pool building. Any homeowners who store bikes in this area are required to remove them from the pool building prior to May 1, each year.
- Following a request to install a firepit, at the old wading pool site, the board agreed to appoint a committee to do a feasibility study. Colleen McCarthy will head the committee.
- The Lounge Entrance reconstruction will get started the end of October 2019.
- J Building lawn landscaping should be completed this week.

*Janet Greene*, Secretary

---

ECA TREASURER REPORT  
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2019  
PREPARED September 27, 2019

**Our cash assets include the following:**

Lake Shore Checking Account	\$ 105,832.15
Lake Shore Reserve Account	18,785.56
Undeposited Funds	<u>9,394.00</u>

**TOTAL CASH ASSETS** **\$134,011.71**

**Accounts Receivable** \$ 6517.56

**Capitol Project expense shown in these financials is \$76,806.00. This includes the follo**

**\$28,325.00 Building J front deck**  
**\$38,750.00 Blacktop resurfacing**  
**\$ 9,731.00 7 catch basins**

**Our estimated net income for the eight months ended August 31, 2019 is \$38,111.36 .**

Our delinquency report is showing 8 individuals over 90 days of which 2 are sold units and total \$5.05. The total amount over 90 days not including the 2 units sold is \$989.01.

# Edgewater Condominium Association

## CONSENT FORM

We/I hereby give the Board of Managers and staff of Edgewater Condominiums, Westfield, New York, permission to enter and check my unit during the winter months while We/I am gone. The signature below indicates that We/I will not hold the Board of Managers or their staff liable for any damages that may occur during Our/My absence, except to the common elements as proscribed in the declaration. (Please indicate the date you will be leaving and returning to Edgewater).

Thank you.

Unit Owner Signature	
Building and Unit Number	
Winter Telephone Number	
Date Leaving	
Date Returning	
Today's Date	

**We will check your unit twice a month,  
beginning in November and continuing through April.**

# Is Your Information Up to Date??

## Edgewater Condominium Association RESIDENT INFORMATION FORM

Date (mm/dd/yyyy): \_\_\_\_\_ Receive Newsletter via email? (Y/N) \_\_\_\_\_  
Building: \_\_\_\_\_  
Unit #: \_\_\_\_\_  
Storage Unit #: \_\_\_\_\_

### Resident Information

Last Name \_\_\_\_\_ First Name \_\_\_\_\_  
Spouse \_\_\_\_\_

Last Name \_\_\_\_\_ First Name \_\_\_\_\_  
Spouse \_\_\_\_\_

### Primary Mailing Address

Street \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_  
Zip \_\_\_\_\_

Home Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone #1: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone #2: \_\_\_\_\_  
Work Phone: \_\_\_\_\_

### Emergency Contact Information (other than resident)

Last Name \_\_\_\_\_ First Name \_\_\_\_\_  
Telephone \_\_\_\_\_  
Last Name \_\_\_\_\_ First Name \_\_\_\_\_  
Telephone \_\_\_\_\_  
Last Name \_\_\_\_\_ First Name \_\_\_\_\_

\*Name and phone number of Owner/Rental Agency

\_\_\_\_\_

---

**PLEASE PRINT OR WRITE LEGIBLY**