

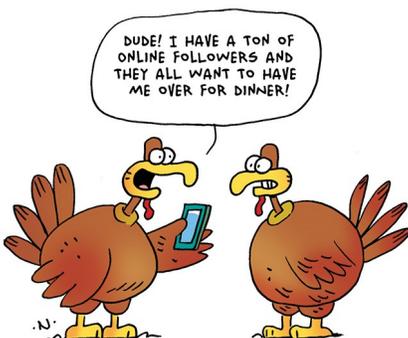
## President's Notes

We're looking forward to some new things! As we continue to work on the various projects and daily operations around our Edgewater community, we look forward to implementing some new ideas to bring everyone together and keep everyone informed. To start with, we are working on reformatting the monthly newsletter. The new format will be more in the style of news articles and less formal reports from the committees, board, and a President's message. The needed information from those reports will still be provided, but in an updated form that will allow us to incorporate some photos, descriptions, community input, and a little entertainment besides. Our goal is to create an informative newsletter that focuses on all the positive activities, community interaction and upcoming events and projects at Edgewater. If residents have activities or events in and around the area they believe would be of interest to other residents, they are encouraged to submit articles for consideration as well. We would like to make the new Newsletter a positive resource for our residents that is not only informative but interesting and entertaining.

In other news, the Board will be presenting the 2020 Budget for approval at the November meeting. Once approved, we will immediately begin the planning stages for future budgets and improvements through our long-term planning process. With the upcoming Special Election in January to seat two new Board members, it is particularly important to develop a long-range comprehensive plan for our community. Anyone with input and suggestions is encouraged to talk to the Board members and bring forward ideas, not just for future project expenditures, but for cost savings and income generation as well.

I hope everyone gets the opportunity to enjoy the upcoming Holiday Season with their friends, family, and extended Edgewater family. See you soon!

*Lee Davies*, President



### **Board of Managers**

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

*Janet Greene, Secretary*  
(716) 581-3875  
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### **Staff**

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

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

# October 2019 Meeting Highlights

The October 21, 2019 meeting was held at the Association office at 7pm. A total of 18 homeowners were present on line or in person. Board members present were Lee Davies, Colleen McCarthy and Janet Greene.

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 bails along the ends of buildings. Unit checks will begin November 1.

The beautification committee has removed all flower boxes and stored them for the winter.

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

The board made a motion and approved by a 2-1 vote, to change the pet rule, allowing tenants to have up to 2 pets, with approval from the owner of the unit.

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.

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

*Janet Greene*, Secretary



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## ECA Treasurer Report Prepared by B&LB For the Nine Months Ended September 30, 2019

### Our cash assets include the following:

Lake Shore Checking .....	\$114,303.10
Lake Shore Reserve .....	\$21,982.16
Undeposited Funds .....	<u>\$14,458.00</u>
<b>Total Cash Assets.....</b>	<b>\$150,743.26</b>

Accounts Receivable .....

	<b>\$6,407.35</b>
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### Capital Project expense shown in these financial is \$77,306.00. This includes the following:

J Building deck replacement.....	\$28,325.00
Blacktop resurfacing .....	\$38,750.00
J/K drainage project.....	\$10,231.00

Our estimated income for the nine months ended September 30, 2019 is \$52,202.59.

Our delinquency report is showing four owners over 90 days, totaling \$1,199.42.

*Tentative November agenda is subject to change ...*

**Edgewater Condominium Association  
Board of Managers  
Monthly Meeting Agenda**

**Called to Order by: Lee Davies**

**November 30, 9:00 am - Association Office**

**Members Present**

\_\_\_ Lee Davies, President

\_\_\_  
\_\_\_ Colleen McCarthy, 2<sup>nd</sup> Vice President

\_\_\_ Janet Greene, Secretary

\_\_\_ Rick Clawson, Manager

**Open forum for Guests -**

**Minutes from previous meeting - Janet Greene**

**Treasurer's Report/Reserves**

**Manager's Report - Rick Clawson**

Lounge Entrance Reconstruction

L, M Building Gutter Replacement update

Prepping for Winter: snow fence, pond fountain, hay, unit checks

**Committee Reports:**

Beautification Committee

Fire Pit Committee

Rules & Regulations

**Old Business:**

2020 Budget Presentation and Approval

Board Vacancies / Special Election

**New Business/Correspondence:**

Harrington email: Disputing accuracy of CPA Accounting Firm on monthly financial reports.

Beahan (303) Request for Charging Station for electric vehicle at his expense

**Open forum for guests:**

**Next Meeting:** TBD, Association Office

**Executive Session:** Delinquencies; personnel

**Adjournment**