

December 27, 2018

Dear All Edgemont Residents,

December 12, 2018, a Special Meeting took place to determine the future of our indoor pool, an amenity that receives nearly no usage (average of 2 people per day) and as stated previously, will require up to approximately \$80,000 in repairs to bring up to code and update the corresponding equipment, which is nearing the end of its lifetime.

\$11,000. Lifeguard cost per season.

\$7,765. Requirements by Westchester County Dept of Health for permit.

\$19,000. For sandblasting and resurfacing.

\$9,000. Future maintenance pool heater & furnace.

\$10,000 - \$45,000 Future HVAC work.

As of that meeting, nearly 40% of Edgemont has not yet turned in their ballot for this important issue. As a result, a motion was called to keep this meeting open until January 15, 2019, the date of our next Open Meeting (7pm in the Clubhouse). The ballot count will be updated at this meeting.

The first ballot authorizes the Board to close the indoor pool and does not impact any other amenity within Edgemont. The second ballot authorizes the expenditure of funds associated with converting the indoor pool space into a standard room.

If closure of the pool is approved, a new meeting will be called in order to determine what to do with the space. If closure of the pool is not approved, a special assessment averaging \$427 per unit will be assessed in order to collect the funds needed proceed with these repairs.

If you have not yet cast your ballot, please do so immediately, regardless of your vote (YES or NO). This is an important issue and the Board is requesting input from every unit owner. You may mail in your ballot, stop by the Clubhouse to turn in your ballot (or collect a new one if you do not have the copy that was mailed to you), or come to the January 15th Open Meeting.

If you have already cast your ballot, nothing further is required on your end. Regardless of how you vote/voted, the Board extends its appreciation to you for participating in this process.

If you have any questions, please let me know.

Kind regards,

Edgemont Board of Managers