

Edgebrooke Village II Homeowners Association Board Meeting – March 20, 2024

(Zoom Meeting)

Present – GERALYN MODAFFERI, LYNETTE SNAPP, ANDREW LEAHY, LEEANN ROGERS +1 Homeowner

Absent – SHANE O'BRIEN

Call to Order – 6:30 PM by G. Modafferi, Secretary

Minutes – G. Modafferi reported Annual Minutes will be submitted at a later date.

Treasurer's Report – L. Snapp presented Report for February 2024. Motion was submitted by L. Snapp and seconded by A. Leahy to approve as presented – passed.

February 2024: Checking \$12,790.31; Money Market \$54,621.90; Street \$45,500.00

Manager's Report – L. Rogers submitted February Report.

Homeowners' Issues/Neighborhood Watch – None.

Pool Report

1. Pool Opening is April 15th – Preparations completed.
 - New (higher) Chaise Lounges - Ordered (6-8 weeks).
 - Ceiling Fan Installation – L. Snapp needs another electrician contact. L. Rogers to provide.
 - Lighting Around Pool – Replaced and now working (brighter too).
 - Sand Filters Replaced – Completed.
 - Display Board – Ordered.
 - Access Panel Control Arm – Ordered.

New Business

1. Garage Lighting Clarifications – After discussion it was determined that these lights are not just decorative. They are used as our street lighting and provide safety and security for the entire community. They should have clear or white bulbs for the best effectiveness. The bulbs must be kept in working order.
2. Common Area C at Laird – A. Leahy suggested an on sight meeting for March 25th to address issues brought up at the Annual Meeting: a) Level Dirt; b) Remove Orange/White Safety Barriers; c) Repair/Reposition vehicle Blocks.

Old Business

1. Bulk Pickup – Completed.
2. New Playground Fill – S. O'Brien is researching.
3. Street Sweep – To be scheduled.
4. New HOA Dropbox – S. O'Brien will install between 3/23 and 3/30.
5. Banking CD – Bank is requesting more information.
6. Manhole Covers – Tabled.

Meeting Adjourned at 7:30 PM

Next Meeting April 24, 2024