

Edgebrooke Village II Homeowners Association Board Meeting – June 26, 2024

Present – Shane O’Brien, GERALYN Modafferi, Lynette Snapp, Andrew Leahy, LeeAnn Rogers +1 Homeowner

Call to Order – 6:35 PM by S. O’Brien, President

Minutes – G. Modafferi presented Minutes for May 29, 2024. Motion was submitted by G. Modafferi and seconded by L. Snapp to approve as presented – passed.

Treasurer’s Report – L. Snapp presented Report for June 2024. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve as presented – passed.

June 2024: Checking \$11,378.71; Money Market \$54,631.83; Street \$45,500.00

Manager’s Report – L. Rogers will submit June Report via email.

Homeowners’ Issues/Neighborhood Watch

1. L. Rogers gave update from homeowner on Warner Terrace: Home was sold and closes tomorrow.
2. L. Rogers reported SB home has sold and closes on 6/29/24.
3. Laird homeowner requested referral for landscaper.

Pool Report

1. Access Panel Installation – L. Rogers reports of phone tag with Titan. S. O’Brien reports he is available to work with Titan.
2. Ceiling Fan Installation – Scheduled for July 5th.
3. Palm Tree Trimming – Completed, great job.
4. Display Board – Still on backorder, L. Rogers asked L. Snapp for measurements so new search can start.

New Business

1. Sewer Cover Missing – On Warner Terrace, ordered replacement for \$90.
2. Abandoned Waste Management Trash Can on Laird – Picked up by Valencia.

Old Business

1. Tree Trimming/Removal Common Area - Mario from Valencia says not all trees need trimming. All pines need trimming. He will re-write bid to compare with Complete.
2. Street Sweep/Sidewalk Weeds - Completed.
3. New Swing and Playground Fill – Sand bid is only good for 90 days. This is a project for cooler weather so we will revisit then.
4. Banking CD - Goal is \$60K for 6 months, no penalty. L. Rogers and L. Snapp set to meet with bank rep by Thursday.
5. Manhole Covers – Tabled. (Waiting for cooler weather)

Meeting Adjourned at 7:31 PM

Next Meeting July 31, 2