

Edgebrooke Village II Homeowners Association Board Meeting – August 28, 2024

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

Call to Order – 6:31 PM by S. O’Brien, President

Minutes – G. Modafferi presented Minutes for July 31, 2024. Motion was submitted by G. Modafferi and seconded by A. Leahy to approve as presented – passed.

Treasurer’s Report – L. Snapp presented Report for August 2024. Motion was submitted by S. O’Brien and seconded by A. Leahy to approve as presented – passed.

August 2024: Checking \$7,459.59; Money Market \$40,135.13; Street \$0 (Now in CD); CD \$60,244.70

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

Homeowners’ Issues/Neighborhood Watch - None

Pool Report

1. Pool Closing Date (Possible Change) - Tabled.
2. Bathroom Door Repair - Completed. L. Snapp reports tech advises we consider installing self-closing hinges and a new exterior door to replace the current one.
3. New Access Panel - Issues are still occurring.
4. Palm Tree Regrowth - One palm tree has some dead blossoms (not dropping). L. Rogers will contact Mario at Valencia.
5. Display Board – Research continues.
6. Palms in Pool Area - L. Rogers will request Complete to support short heavy palm on Warner Terrace side.
7. Leaf Blower Needed for Pool Area Upkeep - L. Snapp reports the need and S. O’Brien reports he can pick one up at Harbor Freight.
8. Dead Grass, Weeds Growing on Mesh Part of Fence, Stump Grinding - L. Rogers reported these issues to Mekiah and asked for a price for the grinding.

New Business

1. Retention Schedule - Need to adopt policy.
2. Update Arch Guidelines - Need to clarify time limits on all seasonal decorations and “free items” at curb.

Old Business

1. Block Wall at Common Area C - Contractor will install new base blocks with weep holes.
2. Swing at Playground - Installed.
3. Stump and Hole at Common Area C Park - L. Rogers to call Complete.
4. Tree Trimming - Re-evaluate. Check current bid to see if trees that were removed due to storm damage are listed and update as necessary.
5. Manhole Covers - Tabled.
6. SWG Holes at Mailbox on Laird near Common Area C - A. Leahy will continue to reach out to SWG.

Motion submitted by A. Leahy and seconded by L. Snapp to enter Closed Session at 7:28 PM - passed.

Returned to Open Session at 7:50 PM.

Motion submitted by G. Modafferi and seconded by A. Leahy to approve Item 0828-01- passed.

Motion submitted by G. Modafferi and seconded by A. Leahy to adjourn meeting - passed.

Meeting Adjourned at 7:50 PM

Next Meeting September 25, 202