

Edgebrooke Village II Homeowners Association Board Meeting – October 27, 2021

(Zoom Meeting)

Present – Andy Hernandez, GERALYN Modafferi, Lynette Snapp, Ray Skeps, LeeAnn Roger + 2 Homeowners

Call to Order – 6:36 PM by A. Hernandez, Vice President.

Minutes – Motion was submitted by L. Snapp and seconded by R. Skeps to approve minutes of September 29, 2021 as presented – passed.

Treasurer's Reports – October 2021 Report was presented. Motion was submitted by G. Modafferi and seconded by R. Skeps to approve as presented – passed. Checking \$38,907.06; Money Market \$54,594.28; Street \$15,000.00.

Manager's Report – L. Rogers submitted report.

Homeowners' Issues/ Neighborhood Watch – None

Pool Report

1. Pump Room Leak – Split chlorinator hose caused major leak and flooded room. A. Hernandez shut it down. Room needs cleanup. When room dries out A. Hernandez will call F. Loyash, who volunteered to help.
2. Chlorinator Replacement – Tech looking into system instead of tablets. New chlorinator previously approved via email.
3. Air Conditioner – Comcast advised a new setting of 2. Will have Ryan make adjustment.
4. Acid Wash – Scheduled for after closing. Question for Classic – do they do the acid wash or do they hire it out. A brush will be purchased and Ryan will routinely brush walls.

New Business

1. Street Sweep – Scheduled for Wednesday, November 3rd between 7 AM and 12 Noon. L. Rogers to print and distribute flyers. Light to medium debris removal is \$375.
2. Winter Rye – A. Hernandez reports this will be scheduled ASAP.
3. Holiday Decorating Contest – Scheduled judging for Friday, December 17th. Flyers to be posted on mailboxes on or about December 1st.
4. Holiday Lights at Pool – L. Snapp will purchase lights and install on pool fencing. Budgeted \$350, actual amount can be approved via email.
5. Canopy Cover for Playground – A. Hernandez reports cost at \$21,300. This is prohibitive

Old Business

1. Fallen Tree in East Common Area – Discussion held. Motion submitted by L. Snapp and seconded by R. Skeps to approve \$770 to remove tree by Complete - passed.
2. Rock Landscape Billing Question – L. Rogers to follow up with Complete.
3. Sand Replacement for Filters – Completed.
4. Speed Bump Build Up on Courtney – A. Hernandez can't get anyone to commit, will email status when available.
5. Sidewalk Blowing – Waiting for cost from Complete for three times a year
6. Drainage Channel Clean Up – Received bid from Complete.
7. New Pathway Crack Update – A. Hernandez reports vendor will handle it.
8. Weapons at Pool – Tabled.
9. Pool Steps and Deck Repairs – Will be scheduled when pool closes.
10. Common Area (east lot) Fence Replacement – A. Hernandez reports ballpark figures for replacement: Cedar \$4,200, Redwood \$5,500, Block \$9,000 to \$16,000.
11. New State Law on Parking – L. Rogers to contact attorney to see if our streets can be grandfathered out.
12. Tow Sign on Bel Aire/Laird – A. Hernandez will reinstall tomorrow.

Meeting Adjourned at 7:56 PM
Next Meeting – December 1, 2021