

## Edgebrooke Village II Homeowners Association Annual Meeting – February 23, 2022

(Zoom Meeting; changed from in person to Zoom due to COVID)

**Present** – Andy Hernandez, Geralyn Modafferi, Lynette Snapp, LeeAnn Rogers, +4 Homeowners

**Call to Order** - 6:55 PM by A. Hernandez, Vice President (Changed from 6:15 to 6:50 PM)

**Introductions** – Each Board member introduced themselves.

### Community Update

**Recap of 2021 through 2022** – Presented by G. Modafferi

- Pool Fence – Repaired and electrostatically painted
- BBQ – Installed at pool
- New Software – Purchased (to replace outdated system)
- Stop Signs – Installed
- Cement Pathway – Installed in playground area
- Internet at Pool – Installed (necessary for new gate system)
- Pool Lighting – Upgraded to LED
- New Pool Gates Access – Installed
- Rocks in Common Area – Replenished
- Christmas Lights – Purchased to decorate pool fencing
- Christmas Decoration Contest – Held in December, prizes awarded
- Winter Rye – Planted

#### Miscellaneous expenses for unexpected items such as:

- Removal of fallen tree in east common area (due to storm)
- Bathroom door repair
- Sewer back-up cleaned out
- Re-installed signs knocked down at playground
- Showerhead replacement
- Replace contents of first aid kit (stolen)

Accomplishment – Deposited \$25,000 into our Street Account for future projects/needs.

Thank You to: **Ralph Webb** for maintaining our website and **Fran Loyash** for hand delivering notices, flyers, etc. to homeowners for the HOA.

**Future Plans** - Presented by A. Hernandez

- Cameras at pool
- Add decorative lighting at pool
- Add to Christmas lighting
- Remove dead palm tree
- Continue to research ideas to improve east common area
- Solar lighting for playground and east common area
- Replace south fence with block wall in east common area.

**Community Update, Continued**

**Dues** – No increase for 2022. Unchanged at \$61.95 for three years.

**2022 Budget Explanation and Vote** – Presented by L. Snapp

Every homeowner received proposed budget with their Annual Meeting Notice. Clarification was given regarding how items are categorized. There was a question about common area improvement and A. Hernandez reported this covers the “Future Plans” listed above but not limited to this.

Motion was submitted by L. Snapp and seconded by G. Modafferi to approve 2022 Budget as presented – passed.

**Open Forum**

- A) When does the pool open this year? April 15<sup>th</sup> (every year) Closes October 31<sup>st</sup>.
- B) Suggestion – Have meetings at our pool with a Zoom option. Will put on March Agenda.
- C) Request email addresses when mailing out coupon books. We will then be able to notify homeowners of important changes and emergency situations quickly via a blast.

**Election of Board Members**

<b>President</b>	<b>Andy Hernandez</b>
<b>Vice President</b>	<b>open</b>
<b>Secretary</b>	<b>Geralyn Modafferi</b>
<b>Treasure</b>	<b>Lynette Snapp</b>

**Meeting Adjourned at 7:54 PM**

**Next Meeting – March 30, 2022**