

Edgebrooke Village II Homeowners Association Board Meeting – March 30, 2022 (Zoom Meeting)

Present – Andy Hernandez, Geralyn Modafferi, Lynette Snapp, LeeAnn Rogers +3 Homeowners

Call to Order – 6:30 PM by A. Hernandez, President.

Minutes – Motion was submitted by L. Snapp and seconded by A. Hernandez to approve minutes of January 26, 2022 and February 23, 2022 (ANNUAL) as presented – passed.

Treasurer’s Reports – Reports for February 2022 and March 2022 were presented. Motion was submitted by G. Modafferi and seconded by A. Hernandez to approve as presented – passed.

February 2022: Checking \$32,576.34; Money Market \$54,596.17; Street \$25,000.00

March 2022: Checking \$35,663.66; Money Market \$54,596.17; Street \$25,000.00

Manager’s Report – L. Rogers submitted report.

Homeowners’ Issues/ Neighborhood Watch – None

Pool Report

1. Ceiling Fan and Lighting for Palm Trees - Waiting for electrician’s report/estimate.
2. Classic Pool Contract Price Increase – L. Rogers reports we have received a \$35 a month increase. Last increase was three years ago. After discussion it was agreed to accept.
3. Pool Opening Date/Festivities – Opening is April 15th (no change). Possible date for season opening celebration is May 7th. L. Rogers to check on availability of a lifeguard.

New Business

1. Dead Palm Tree in Pool Area – A. Hernandez reported he secured three quotes for \$500-\$600. None include stump removal.
2. Meeting Location - Discussion was held about changing location to our pool instead of Edgebrooke I Club House and/or Zoom.
3. Coupon Books/Email Blast Sign Up – Mailing completed. We received 9 email addresses for Blast Sign Up, 7 of which we already had.
4. Architectural Approvals, Process, Educating Homeowners – Discussion held about reminding homeowners to submit an Architecture Form BEFORE beginning a project.
5. Pool Fencing Repairs – Upper bars need welding under ramada.
6. Block Wall for East Common Area (@Laird) – A. Hernandez presented his research and quotes. After discussion it was agreed to use the sturdier block (8x8x16). Motion submitted by G. Modafferi and seconded by L. Snapp to approve \$14,000 for replacement of wooden fence on south border of east common area with cement block wall as presented – passed. A. Hernandez will contact owners south of wall to alert them of construction and notify them that they can not add anything to our wall (i.e. hooks, brackets, etc.).
7. Street Coating – A. Hernandez reports his findings and a ballpark estimate of \$45,000 to seal coat streets. Research is ongoing.
8. Light Fixture over EVII Signs at Both Entrances – A. Hernandez reported his research on solar LED light fixtures. It costs approximately \$500 per fixture.
9. Cameras at Pool – L. Rogers to contact Titan for options and costs.

Old Business

1. Light at Laird Lot – Fixed, but since fixture is obsolete it will have to be replaced and LED is recommended.
2. Sidewalk Blowing – Waiting for response from Complete.
3. Drainage Channel Clean Up – Tabled.
4. Speed Bump Build Up on Courtney – A. Hernandez reports latest bid is \$2,400.
5. Bulk Pick Up – Completed. L. Rogers reported some streets were missed but completed following day due to truck breaking down. (Email blast would be very useful in this instance!)

Meeting Adjourned at 7:45 PM

Next Meeting – April 27, 2022