

Edgebrooke Village II Homeowners Association Board Meeting – May 31, 2023

(Zoom Meeting)

Present – GERALYN MODAFFERI, LYNETTE SNAPP, ANDREW LEAHY, L. ROGERS +3 HOMEOWNERS; **Absent**-Shane O'Brien

Call to Order – 6:34 PM by G. Modafferi, Secretary

Minutes – G. Modafferi presented Minutes for April 26, 2023. Motion was submitted by L. Snapp and seconded by A. Leahy to approve as presented – passed.

Treasurer's Report – L. Snapp presented Report for May 2023. Motion was submitted by L. Snapp and seconded by A. Leahy to approve as presented – passed.

May 2023: Checking \$24,213.51; Money Market \$54,602.34; Street \$45,000.00

After discussion about opening a new higher interest money market account motion was submitted by L. Snapp and seconded by A. Leahy to transfer \$500.00 from checking account to Street Account – passed.

Manager's Report – L. Rogers submitted May Report.

Homeowners' Issues/Neighborhood Watch – None.

Pool Report

1. Access Gates Offline – After Xfinity updated wiring in neighborhood the system went offline and could not be rebooted. S. O'Brien was able to bring the system back, saving the HOA \$600. In the interim, Snapp Family was able to secure pool at night.
2. Additional Lounge Chairs – L. Snapp researched adding two new lounge chairs and found one vendor (Patio Connection) offering what we have now for \$938. For \$1,038 they offer a higher lounge which is very popular for those with knee conditions or have mobility issues. These lounges have a five year warranty and take 8 to 12 weeks for delivery. They do offer a 10% discount to HOA's. A second vendor was checked for comparison and they were \$100 more. Current lounges are locked down. L. Rogers will give L. Snapp the key to lock on chain so lounge location can be adjusted.
3. Acoustic Sound Barrier for Ramada Fencing – L. Rogers presented her research on acoustic sound panels for ramada fencing on south side of pool. Motion was submitted by L. Snapp and seconded by A. Leahy to approve \$3,000 for green acoustic sound panels – passed. Before placing order a second measurement will be taken by L. Snapp. L. Rogers will request installation instructions, make sure the stainless steel ties are included and ask about grommets being on the bottom of panels and get an ETA.

New Business

1. Options for Higher Interest for Savings Account – L. Rogers reported her findings on securing higher interest rate for HOA Savings. After discussion, motion was made by A. Leahy and seconded by L. Snapp to approve and authorize LeeAnn Rogers to act on behalf of Edgebrooke Village II Board of Directors to open an account for the HOA – passed.
2. Pool Rules Enforcement Policy – An updated policy was drafted by our attorney and presented by L. Rogers. After discussion it was agreed to make a few minor changes. Motion was submitted by L. Snapp and seconded by A. Leahy to ratify and approve the attached **Pool Facilities Rules and Enforcement Policy and Procedures**, effective date June 15, 2023 – passed. New policy will be given to all homeowners and tenants,
3. Arch Committee Member Ride Along for Inspections – L. Rogers reported Fran Loyash is willing to volunteer for Arch Committee and when available will ride along during monthly inspections.

EVII HOA BOARD MEETING

May 31, 2023

Page 2

Old Business

1. Repainting Speed Bumps/Fire Hydrant Curbs/Mail Box Curbs/Touch Up Faded Curbs – Completed.
2. Manhole Covers – A. Leahy reported he is continuing his experimental work with solvents to free covers.
3. Sewer Inspections – Tabled. We must resolve manhole cover issue first.
4. Attorney Updating CC&R's – G. Modafferi reported "Notes on Meeting with Attorney" were emailed to each Board member
5. Block Wall at Common Area (Laird) – G. Modafferi presented new bid for concrete wall in the amount of \$12,000. Discussion was held. Motion was submitted by A. Leahy and seconded by L. Snapp to approve \$12,000.00 for building of concrete wall in Common Area C, south border, by J. Davila – passed.

Meeting Adjourned at 8:00 PM

Next Meeting – June 28, 2023