

Edgebrooke Village II Homeowners Association Board Meeting – June 28, 2023

(Zoom Meeting)

Present – GERALYN MODAFFERI, LYNETTE SNAPP, ANDREW LEAHY, S. O'BRIEN, L. ROGERS +1 HOMEOWNER

Call to Order – 6:32 PM by G. Modafferi, Secretary

Minutes – G. Modafferi reported Minutes for May 31, 2023 were approved via email and posted on website June 9th.

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

June 2023: Checking \$5,746.35; Money Market \$54,603.18; Street \$45,500.00

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

Homeowners' Issues/Neighborhood Watch – None.

Pool Report

1. Update on Complaints - L. Rogers resolved an issue of non-residents at pool having a party. Another issue was also resolved when an impromptu party began at the pool with a resident. Reservation requirements were explained and issue was resolved.
2. Acoustic Sound Barrier/Wrought Iron Fencing Coverage – L. Rogers reports it will arrive by freight. S. O'Brien will check with friend about installation.
3. East Gate Repairs – Not closing properly. L. Rogers to schedule a service call.
4. Pool Rules and Procedures – Went into effect June 15, 2023. Residents notified by USPS.
5. Palm Trees – Complete trimmed before “bloom”. Palms are now in full “bloom”. L. Rogers to contact Complete for additional trim.

New Business

1. Banking/Higher Interest for Savings Account – L. Rogers reported current rate available is 4.1%. After discussion it was decided if there is an early withdrawal penalty fee of 5% or less, to go ahead and transfer funds to receive higher interest rate for HOA Savings. Motion was made by S. O'Brien and seconded by A. Leahy to approve transferring \$60,000. to a high interest savings account (currently 4.1%) with an early withdrawal penalty rate of 5% or less – passed.
2. Options for Collecting Debt (first wall vendor) – L. Rogers reported our attorney's explanation of how to proceed with recovery of our deposit,
3. Trash Collection Times – G. Modafferi reports Hughes Sanitation has requested trash pick up early in the morning, due to the extreme heat we are experiencing. They apologized for no prior notice as they experienced a communication breakdown. They did come back and pick up trash that was not out in time. Trash should be put out on Monday night.
4. Street Crack on Bel Aire – Research which company opened the street, the fill is not holding and they must come back to make it right, as per attorney.
5. Common Area C Stump – Needs to be milled down, L. Rogers to check on this.

Old Business

1. Manhole Covers – Tabled
2. Sewer Inspections – Tabled.
6. Attorney Updating CC&R's – L. Rogers informed Board of attorney's briefing and upcoming zoom meeting regarding this subject.
7. Block Wall at Common Area C (Laird) – G. Modafferi reported the wall is complete except for column caps which will be finished within the week.

Meeting Adjourned at 7:40 PM

Next Meeting - July 26, 2023