

Edgebrooke Village II Homeowners Association Board Meeting – August 30, 2023

(Zoom Meeting)

Present – Geralyn Modafferi, Lynette Snapp, Andrew Leahy, S. O'Brien, L. Rogers +2 Homeowners

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

Minutes – G. Modafferi reported Minutes for June 28, 2023 were approved via email and posted on website.

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

July 2023: Checking \$8,718.79; Money Market \$54,604.22; Street \$45,500.00

August 2023: Checking \$9,984.35; Money Market \$54,606.77; Street \$45,500.00

Manager's Report – L. Rogers submitted July and August Reports.

Homeowners' Issues/Neighborhood Watch – None.

Pool Report

1. Acoustic Sound Barrier Installation – Completed.
2. East Gate Repairs – Completed. West gate needs an \$1,800 part. L. Rogers to check if under warranty.
3. Storm Outages/Gate Access Issues – Resolved, UPS installed.
4. Pool Lights Inside Pool Outage – Repaired.
5. Pool Chlorinator Replacement – Installed. L. Snapp reports that old chlorinator was not taken away. L. Rogers will not pay bill until they remove it.
6. Ceiling Fan Donation and Install Bid – Received one bid, awaiting others, S. O'Brien is researching.
7. Palm Trees Blooming – Complete returned, recut and no charge.

New Business

1. Fence Section at End of Southbrooke (homeowner inquiry) – This small section is part of homeowner's fence shared with Common Area C. HOA is responsible for half and homeowner will be notified.
2. Winter Rye & Mailbox Clean-up – L. Rogers reports Complete is prepping the lawn for winter rye application and she will remind Complete that the mailbox clean-up is their responsibility.
3. Dying Tree Near Pool Parking Lot – F. Loyash inquired if anything can be done to save this tree. It does not seem to be on the drip line – L. Rogers to check with Complete.

Old Business

1. Street Crack on BelAire – Repaired by Comcast but it is not satisfactory. L. Rogers reports they are coming back.
2. Banking CD – At the request of our bank, PNC, we must update our banking records which are out-of-date by many years.
 - a) Motion submitted by L. Snapp and seconded by S. O'Brien to remove Michael Hudson as President of EVII – passed.
 - b) Motion submitted by S. O'Brien and seconded by L. Snapp to remove Karen Olsen as Treasurer of EVII – passed.
 - c) Motion submitted by S. O'Brien and seconded by A. Leahy to approve L. Snapp, Treasurer, as secondary signer on EVII HOA Account – passed.
 - d) Motion submitted by S. O'Brien and seconded by A. Leahy to approve LeeAnn Rogers, HOA Property Manager, as High Decision Maker on EVII HOA Account – passed.
 - e) Board Members as of 08/30/23 are as follows: Shane O'Brien, President; Geralyn Modafferi, Secretary; Lynette Snapp, Treasurer; Andrew Leahy, Member-at-Large.

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Old Business Continued

3. Trash Collection Issues – L. Rogers reports she spoke with Hughes Sanitation and our issues were addressed.
 - There is no requirement to close lid on trash cans. Signs taped to can indicating this were not authorized by management. Person responsible is no longer working for Hughes.
 - Employees will be reminded to return trash cans to sidewalk.
 - New mechanized truck will be in service soon.
4. Sewer Inspections – Tabled.
5. Manhole Covers – Tabled.
6. Stump at Common Area C (Laird) – L. Rogers to contact Complete regarding milling down stump.

Meeting Adjourned at 7:42 PM
Next Meeting – September 27, 2023