

Edgebrooke Village II Homeowners Association Board Meeting – January 29, 2025

(ZOOM)

Present – GERALYN MODAFFERI, Lynette Snapp, LeeAnn Rogers **Absent** - A. Leahy, S. O'Brien +1 Homeowner

Call to Order – 6:30 PM by G. Modafferi, Secretary

Minutes – G. Modafferi presented Minutes for December 4, 2024 (November). Motion was submitted by G. Modafferi and seconded by L. Snapp to approve minutes as presented - passed.

Treasurer's Report - L. Snapp presented Reports for December 2024 and January 2025. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve as presented - passed.

December 2024: Checking \$7,676.58; Money Market; \$35,135.79; CD: \$61,186.93

January 2025: Checking: \$10,279.70; Money Market; \$35,135.79; CD: \$61,428.68

Manager's Report – L. Rogers submitted.

Homeowners' Issues/Neighborhood Watch - None

Pool Report

1. Electrical Timer, Light Switch - Waiting for research update from S. O'Brien.
2. Door Replacement -Get bids.
3. New Pool Company Bids - Bidding in process.

New Business

1. New T-Swing Stand with Toddler Seats - Researching.
2. Playground Ground Cover - S. O'Brien is researching.
3. Annual Meeting - Scheduled for Saturday, February 22nd at 3 PM at Pool. Assigned chores and duties. Fran will post reminder flyers on mailboxes.
4. Resignation of Board Member - A. Leahy submitted his resignation. We thank him for his service.

Old Business

1. Graffiti Exterior Wall- G. Modafferi is dealing with County for removal.
2. Update Arch Guidelines -Tabled.
3. Records Retention Schedule - Tabled.
4. Manhole Covers - Tabled.
5. SWG Holes at Mailbox on Laird near Common Area C - G. Modafferi suggests a letter be sent to SWG.

Motion submitted by G. Modafferi and seconded by L. Snapp to enter Closed Session at 7:41 PM - passed.

Returned to Open Session at 7:47 PM.

No motion necessary to receive UPDATE on Item #082824-01.

Motion submitted by G. Modafferi and seconded by Snapp to adjourn meeting - passed.

Meeting Adjourned at 7:47 PM

Next Meeting February 22, 2025 (ANNUAL