

Edgebrooke Village II Homeowners Association Board Meeting – March 19, 2025

(ZOOM)

Present – Shane O’Brien, Geralyn Modafferi, Lynette Snapp, LeeAnn Rogers +1 Homeowner

Call to Order – 6:37 PM by S. O’Brien

Minutes – G. Modafferi will e-mail January and Annual Minutes for approval.

Treasurer’s Report - L. Snapp presented Report for February 2025. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve as presented - pass

January 2025: Checking: \$13,591.57; Money Market: \$35,136.09; CD: \$61, 671.39

Manager’s Report – L. Rogers submitted.

Homeowners’ Issues/Neighborhood Watch - None

Pool Report

1. Bids for New Pool Service Company - Three requested, Classic, Ambiance and Blue Knight. After comparison and discussion, Blue Knight was chosen. L. Rogers will cancel current company and notify Blue Knight. We need skimmer flaps.
2. Pool Drainage - Blue Knight will handle.
3. Opening Date - April 15th.
4. Pool Opening Party - Sunday, April 27th. Details and assignments to be handled through e-mail. Party notification will be via flyers. on mail boxes.
5. Electrical Timer, Light Switch - Waiting for research update from S. O’Brien.
6. Door Replacement -Awaiting bids.
7. Electric Timer Light Switch - Awaiting bids.
8. Clarify NON-Removal of Sound Board - Topic of removing sound board addressed at Annual Meeting. This will not happen, it will remain, it is successfully working to reduce noise at pool.

New Business

1. CD Renewal and Rate - L. Snapp reports it has been renewed for 8 months at a rate of 4%.
2. Annual Bulk Pick-up - Completed March 15th.
3. Dog Park - Beginning to look at options.

Old Business

1. Graffiti Exterior Wall - G. Modafferi reports County has now agreed to remove.
2. Update Arch Guidelines - Continue work on draft.
3. Records Retention Schedule - After discussion it was decided to make retention three years.
4. Manhole Covers - Tabled.
5. SWG Holes at Mailbox on Laird near Common Area C - G. Modafferi suggests a letter be sent to SWG.
6. Toddler Swing Stand and Playground Ground Cover - Researching.

Motion submitted by G. Modafferi and seconded by L. Snapp to enter Closed Session at 7:21 PM - passed.

Returned to Open Session at 7:56 PM. No motions necessary.

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

Meeting Adjourned at 7:56 PM

Next Meeting April 30, 2025

