

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

(ZOOM)

Present – Shane O’Brien, GERALYN Modafferi, Lynette Snapp, LeeAnn Rogers

+0 Homeowners

Call to Order – 6:34 PM by S. O’Brien

Minutes – G. Modafferi presented September Minutes. Motion was submitted by G. Modafferi and seconded by L. Snapp to approve as presented - passed.

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

October 2025: Checking \$13,837.04 Money Market \$40,138.22; CD \$63,126.55

Manager’s Report – L. Rogers submitted October Report.

Homeowners’ Issues/Neighborhood Watch - None

Pool Report

1. West Gate Repairs (Titan card reader repair and rewire) - L. Snapp reports repair and rewire are complete. No problems after recent storm. L. Rogers is waiting for billing statement.
2. Green Pool /Closure Update - L. Snapp reports pool is back to normal and open after phosphate treatment.
3. Shower Head/Handle/Valve Replacement - Completed.
4. Backflow - Completed and passed testing.
5. Ramada Reservation - Discussion held about hours, noise complaints and revoking deposit for noise complaints.

New Business

1. Winter Rye - To be scheduled.
2. Tow Stickers/Receipt Book - Ordered.
3. HOA Cell Phone - New dedicated phone with texting capability, same number.

Old Business

1. Dog Park/Lowe’s Hometown Grant - Home visits to adjacent homes for their input by G. Modafferi and L. Snapp delayed. L. Rogers to check with Lowe’s contact about grant deadline before proceeding.
2. Potholes in Subdivision and at Laird Mailboxes - L. Rogers to check historical paperwork before contacting vendors for estimates.
3. Tabled Items: Street Sweep; T-Bar with Toddler Seats; Playground Ground Cover; Sewer Covers. Everyone to check with parents (of potential users) for their help with this project,

Motion submitted by G. Modafferi and seconded by L. Snapp to enter Closed Session at 7:15 PM - passed.

Returned to Open Session at 7:35 PM.

No motions necessary.

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

Meeting Adjourned at 7:35 PM

Next Meeting November 26, 2025