

Edgebrooke Village II Homeowners Association Board Meeting – January 28, 2026

(ZOOM)

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

Call to Order – 6:34 PM by S. O’Brien

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

Treasurer’s Report - L. Snapp presented Reports for December 2025 and January 2026. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve as presented - passed.

December 2025: Checking \$16,483.25; Money Market \$40,139.24; CD \$63,536.10

January 2026: Checking \$23,237.00; Money Market \$40,139.57; CD. \$63,537.18

Manager’s Report – L. Rogers submitted December Report. January Report will be emailed.

Homeowners’ Issues/Neighborhood Watch - None.

Pool Report

1. Set Pool Opening Celebration Date - Saturday, April 18th @ 11 AM. Details to follow.
2. Pool Furnishing or Needs Prior to Opening - L. Snapp will check.
3. Pool Access for Owners in Payment Plan - Discussion held regarding making a policy adjustment. Previously, no access was permitted until debt was paid-in-full. Now, after three months of consistent on-time monthly payments access will be permitted with stipulation of access suspension if a payment is late after access is re-instated.

New Business

1. Annual Meeting - Saturday, February 28th at 3PM. L. Rogers to get gift card for raffle and water; Shane will bring cookies.
2. Dead Pine Tree in Laird Common Area - L. Rogers reports two bids received, one for \$729 and one for \$400. All decided to go with \$400 bid and L. Rogers will call to get on schedule.
3. Southbrooke Channel Clean-up - L. Rogers to get bids. Board members to check out the area.
4. Cloud Based HOA Software - Discussion held. All agreed to sign up for a trial period.
5. New Website Update - S. O’Brien reported info on Square Space. Since we are trying the cloud-based software for HOA it was decided we wait to see if they offer something in their package.
6. Money Market (No Activity for Six Months) - Motion was submitted by L. Snapp and seconded by G. Modafferi to approve transferring \$5,000 from checking account to money market account.
7. CD Update - Bank requires current minutes to open new CD with the following information:
Edgebrooke Village II Homeowners Association authorizes LeeAnn Rogers, Officer, and Lynette Snapp, Treasurer, to act on all business and actions for the HOA on ALL PNC Bank accounts.
Motion submitted by L. Snapp and seconded by G. Modafferi to approve bank authorization detailed above - passed.
8. Vacant Homes of Deceased Owners - Discussion held about HOA’s policy/procedures.
9. Non-compliant Homes with Landscaping Issues - Discussion held.

Old Business

1. Potholes in Subdivision and at Laird Mailboxes - L. Rogers reported one bid received.
2. Christmas Decorating Contest Winners - Small but Sparkly - 1907 W. Southbrooke Circle;

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Old Business, continued

2. Contest Winners - Go Big or Go Home - 4771 Courtney and Creative - 4741 Courtney.
3. Tabled Items: Street Sweep; T-Bar with toddler seats; Playground Ground Cover; Sewer Covers.

Motion submitted by L. Snapp and seconded by G. Modafferi to enter Closed Session at 7:22 - passed.

Returned to Open Session at 8:05 PM.

No motions necessary.

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

Meeting Adjourned at 8:05 PM

Next Meeting February 25, 2026

Annual Meeting February 28, 2026

Shane O'Brien, President

02/13/26

Geralyn Modafferi, Secretary

02/13/26

Lynette Snapp, Treasurer

02/13/26