

Edgebrooke Village II Homeowners Association Board Meeting - March 25, 2026

(ZOOM)

Present – Shane O’Brien, Geralyn Modafferi, Lynette Snapp, LeeAnn Rogers +2 Homeowners

Call to Order – 6:34 PM by S. O’Brien

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

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

February 2026: Checking \$21,887.27; Money Market \$45,139.91; CD \$63,538.26

March 2026: Checking \$27,348.82; Money Market \$40,140.25 CD. \$68,538.26

NOTE: \$5,000 from Money Market deposited with CD renewal.

L. Snapp presented 2026-2027 Budget. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve as presented - passed.

Manager’s Report – L. Rogers submitted February and March Reports.

Homeowners’ Issues/Neighborhood Watch - None.

Pool Report

1. Blue Knight Merger with Sparke and Splash - Effective immediately. No changes to our contract/service.
2. Early Pool Opening Date - April 1st.
3. Pool Opening Celebration Party Date - Saturday, April 18th @ 11 AM. Discussion held covering tasks and preparations.

New Business

1. Installation of New Board Member - Ruth McKesson, Member-at-Large.
2. Sidewalk Crack Weed Spraying - Completed.
3. Bulk Pick Up - Scheduled for April 11th.

Old Business

1. Dead Pine Tree at Laird (Common Area C) - Removed.
2. Olive Tree Spraying - Completed.
3. CD Update - Renewed for 8 months at 3.25%. \$68,535.90 with new renewal date of 11-06-26.
4. Rain Sensor - Cost prohibitive at this time.
5. Pine Tree Trimming (3@playground) - One bid received and waiting for second.
6. Playground Ground Cover - Tabled.

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

Meeting Adjourned at 7:10 PM

Next Meeting April 29, 2026