

Edgebrooke Village II Homeowners Association Board Meeting - April 29, 2026

(ZOOM)

Present – Shane O’Brien, Geralyn Modafferi, Lynette Snapp, LeeAnn Rogers +1 Homeowner **Absent** - Ruth McKesson

Call to Order – 6:35 PM by S. O’Brien

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

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

April 2026: Checking \$30,022.71; Money Market \$40,140.60; CD \$68,731.42

Manager’s Report – L. Rogers will email April Report.

Homeowners’ Issues/Neighborhood Watch - Discussion held regarding two separate issues and neighbors concerned about possible CC&R violations.

Pool Report

1. Pool Opening Celebration Party Recap - Discussion held, party deemed a success.
2. New Safety Equipment Sign - L. Rogers will order,
3. Ducks at Pool - L. Snapp reported ducks at pool are causing additional cleaning of the deck. Will monitor the situation for additional action.
4. Palm Tree Trimming - L. Rogers will contact Complete to be added to their schedule.

New Business

1. Sam Hughes Trash Contract Renewal - Discussion held, all agreed to a change in pick-up day to **Mondays**, as per vendor’s request. Motion was submitted by L. Snapp and seconded by G. Modafferi to approve new Hughes contract with 7.5% increase with a three-year term and change of pick-up day - passed.
2. Southbrooke Channel Clean-Out - Discussion held. Motion was submitted by G. Modafferi and seconded by L. Snapp to approve bid from Valencia to clean-out Southbrooke channel - passed.
3. Vacant House - Discussion held regarding HOA endeavors to ascertain information. L. Rogers filed paperwork with proper authorities and is waiting for answers.
4. Graffiti on Sound Wall - G. Modafferi reported that she filed paperwork with the County for removal.

Old Business

1. Pine Tree Trimming - L. Snapp reported there are baby owls present and trimming should be on hold for a bit. She will monitor the situation.
2. Bulk Pick-Up - Completed.
3. Olive Tree Spraying - Completed.
4. Playground Ground Cover - Tabled.

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

Meeting Adjourned at 7:21 PM

Next Meeting May 27, 2026