

Edgewater Estates HOA Board Meeting  
February 28, 2024  
Minutes

Present: L. Bechard, T. Carrino, J. Trombley, D. Wardell, A. Finney

I. Diana Wardell, acting on behalf of Theresa Page, President, called the meeting to order at 3:00 p.m. Diana explained that Theresa was not able to attend due to a family emergency. Theresa requested that normal business items be reviewed, but that some items in Old and New Business be tabled until a future meeting. The Board agreed.

II. Minutes of November 21, 2023

The minutes of November 21, 2023 were reviewed with no discussion. JoAnn Trombley moved to accept the minutes as presented; Linda Bechard seconded the motion. The motion was unanimously approved.

III. Treasurer/Bookkeeper's Report

Linda Bechard reviewed the budget based on expenditures paid as of December 31, 2023 and indicated all accounts have been reviewed and closed out with all collections completed. The accountant has the paperwork to complete our taxes as well as to audit our books. The report is due in early March 2024.

Linda reviewed the budget expenses through January, 2024 and indicated that the expenditure for both waste/recycling removal and snow removal have been increased to accommodate the agreed upon contracts with both companies (Casella Waste and Diamond Landscape and Hauling/Snow Removal) for 2024.

All expenditures were part of our regular monthly expenses. Andy Finney moved to accept the report as presented; Thelma Carrino seconded the motion. The motion was unanimously approved.

IV. Committee Reports

A. Insurance verification updates

Thelma Carrino reported that verifications from 9 homeowners are pending and have been contacted individually by email.

Fireplace maintenance updates

Thelma Carrino indicated 3 verifications of cleaning are pending, and 5 are pending verification of no use in 2023.

Directory Contact Information

Thelma Carrino reported that 26 homeowners/residents have not responded to the request for preferences and permission to post their information on the website. She recommended that only the information received to date when the site goes live be used, and to list all others with only their name/unit # listed.

V. Old Business

## TABLED TO FUTURE MEETING

### VI. New Business

A. The Edgewater Ests website is nearly ready to “go live”. A notice will be sent to all homeowners/residents when that happens.

B. The 2023-24 Budget was reviewed as noted in III above.

C. Parking TABLED TO A FUTURE MEETING

### VII. Other

It was noted that we are out of salt around Edgewater. This is the responsibility of the snow removal company and they will be contacted if salt is needed.

VIII The next HOA Board meeting is scheduled for March 27, 2024 at 3:00 p.m. Please note the change of day for meetings.

IX. The meeting adjourned at 3:17 p.m.

Respectfully Submitted,  
Thelma Carrino, Secretary