

Edgewater Estates HOA Board Meeting  
April 3, 2024  
Minutes

Present: L. Bechard, T. Carrino, J. Trombley, D. Wardell, A. Finney, S. DeForge, T. Page  
Guests: M. Finney, M. Plympton

I. Theresa Page called the meeting to order at 3:03 p.m.

II. Minutes of February 28, 2024

The minutes of February 28, 2024, were reviewed with no discussion. Sue DeForge moved to accept the minutes as presented; Andy Finney seconded the motion. The motion was unanimously approved.

III. Treasurer/Bookkeeper's Report

Linda Bechard reviewed the budget and indicated there was no new financial news since the February meeting and numbers are accurate to the end of March, 2024. Diana Wardell moved to accept the report as presented; Sue DeForge seconded the motion. The motion was unanimously approved.

IV. Committee Reports

A. Insurance verification updates

-Thelma Carrino reported that verifications from 5 homeowners are pending and have been contacted individually by email.

B. Fireplace maintenance updates

-Thelma Carrino indicated verifications of cleaning and/or no use for 2023 are current.

C. Directory Contact Information

-Thelma Carrino reported that several homeowners/residents have not responded to the request for preferences and permission to post their information on the website. Many have expressed concern about publishing this information on a public website. She recommended that no directory be included on the website for the immediate future. Theresa recommended it be put on the agenda for discussion at the Annual Meeting in June. The Board agreed.

D. The annual canvas for homeowners' interest in being included on the Slate of Officers for the 2024-25 HOA Board has been distributed to all homeowners. Thelma is currently preparing materials for the Annual HOA Meeting on June 18, 2024. These will be distributed in mid-May to comply with the 30 day Notice requirements in the By-laws.

V. Old Business

-Theresa Page reported the pool heat pump is installed but not yet hard-wired, pending the pool readiness for opening later this spring. All electrical work has been completed in the poolroom and brought up to code. It has been inspected and approved. Lake City Electric is the contractor.

The poolroom has been cleaned and reorganized for safety precautions. LED lights have been installed in both the poolroom and kitchen. This should also result in cost savings for electrical use.

-All FEMA paperwork has been completed and submitted; copies have been given to all homeowners who asked Theresa for it. Theresa reported that there is still no concern about the lake rising to flood levels. She has consulted with Ed Garrow who said the rock slippage is normal and to be expected. Splash-up will occur, but not flood over since the current rock coverage and drainage should be able to handle the water. Rocks should not be moved. Additional rocks can be added to the top in those areas where significant slippage has occurred. Theresa will meet again with Mr. Garrow to further inspection once the water recedes.

#### VII. New Business

-Parking has continued to be an issue this year. The Board agreed that continuing to enforce the current by-law regarding parking is paramount. Homeowners are urged to share their unused parking tag (even for short periods of non-use) and all residents will continue to be told to park untagged vehicles across the street. Fines will be issued for infractions after a second warning is given out. We are not allowed to tow illegally parked vehicles. Board members who issue a parking notice are reminded to let Thelma know so that the information can be tracked and used as verification in the for any fine issuance.

-Thelma will contact all homeowners using direct deposit to us for any reason to remind them to use the correct (new) address for Edgewater with their banks, etc. The old address (27A) is no longer valid and mail will not be forwarded to the new address (49 Edgewater Estates).

-Edgewater residents and their families will be invited to gather at the clubhouse on Monday, April 8, from 2-4 p.m. to watch the solar eclipse together. Notices will be posted on the clubhouse and the dumpsters, along with word-of-mouth to let the Edgewater Community know of the invitation. People may bring their own refreshments; none will be provided by the Board.

#### VII. Other

Mrs. Plympton inquired whether it would be possible to deadhead the flowering hydrangea trees in the fall to prevent the dead blossoms from blowing around Edgewater after they are shed. Theresa and Linda indicated the trees are deadheaded in the spring to prepare the trees for blossoming. They suggested that a fall project might be done with a group of volunteers if anyone is interested in helping with the extra work it will require. This can be revisited in early fall to inquire about volunteers.

VIII The next HOA Board meeting is scheduled for May 21, 2024 at 3:00 p.m. Please note the change of day for meetings.

IX. The meeting adjourned at 4:15 p.m.

Respectfully Submitted,

Thelma Carrino, Secretary