

Edgewater Estates HOA Board Meeting  
June 11, 2025

Present: L. Bechard, T. Carrino, S. DeForge, A. Finney, T. Page, J. Trombley, D. Wardell  
Guests: M. Plympton #10, M. Miller, J. Reilly #31

I. Theresa Page called the meeting to order at 4:00 p.m.

II. Minutes April 30, 2025

The minutes of April 30, 2025 were reviewed with no further discussion. Andy Finney moved to accept the minutes as presented; Sue DeForge seconded the motion. The motion was unanimously approved

Minutes May 21, 2025 (special meeting) were reviewed with no further discussion. Andy Finney moved to accept the minutes as presented; Diana Wardell seconded the motion. The motion was unanimously approved

III. Treasurer's/Bookkeeper's Report

Linda Bechard reviewed the budget details as of May 31, 2025 and noted that the budget spreadsheet has a change in the Landscaping (JJ Landscaping) payment periods to 6 installments. Theresa reported that some of the previous services (pruning and trimming of hedges, bushes, trees) agreed to in their contract have been changed to eliminate those not actually being done by JJ Landscaping. Those will be continued by Gharan Barton, previously contracted to do so. Theresa noted that Mr. Barton's crew from will start their work this week, beginning with poolside bushes and entrance areas. Linda also noted that only the normal utilities have been paid with no further expenditures for this period. Diana Wardell moved to accept the report as written; JoAnn Trombley seconded the motion. The motion was unanimously approved.

IV. Committee Reports

A. Insurance verification updates

-Thelma Carrino reported that ten (10) HOA insurance renewal updates are pending; two (2) of which are overdue, despite several reminders and the remainder were due in April/May. Their Building Rep. has contacted them.

B. Fireplace maintenance updates

-Thelma Carrino reported there are no new updates.

V. Old Business

A. The repair of the brick planter, between units #3 and 4 (done by Creative Hardscape & Snow Plowing's subcontractor) has begun. The mason will do the work on those units first since they are in the most need of repair. Once that work is completed, Theresa will meet with the mason to determine which planters can be addressed, pending the availability of already purchased bricks (and based on the final count for

- the above mentioned planter).
- B. All driveway patching has been completed by Garrow Construction.
  - C. Scott King will send Theresa a quote to sweep, seal big cracks, seal coat, and re-stripe the driveway. When a schedule is determined, a notice will be sent to all residents to inform them of the necessary parking changes during this work.
  - D. The waterline is in the lake and is on. The line will continue to be moved further out into the lake as the lake water recedes. Some irrigation heads need to be replaced before the irrigation system will be operational. Once that is completed, the irrigation will be activated as we need it, depending on rainfall.
  - E. Theresa is getting prices, etc. for the landscaping around the pool, center circular planter, area near #27, and roof repair. She will report back as soon as she has them.
  - F. The Board has discussed and approved the ongoing door replacement project for all Edgewater units. The following units are scheduled for the final installations: # 14,15,16,23,24,32,33 (both up & down),39,41 all of which are downstairs replacements and will complete the replacement of 88 doors.

## VII. OTHER

-Theresa called the Board into Executive Session at 4:20 for the purpose of discussing a confidential matter. The Board re-entered public session at 4:30.

During the executive discussion Theresa informed the Board that the recommended work on the circular planter replacement was too costly for inclusion in the 2025-26 Edgewater budget with a cost of over \$8000.00. She also informed the Board she had received a communication regarding the intent of an anonymous Edgewater homeowner to pay for the work and materials\*\* to replace the planter if the Board is able to pay expenses for the bench and the electrical and water work. Theresa and Linda indicated that would be a feasible amount to include in the budget. Once the planter is completed, a plaque will be made and installed in the paver/bench area and the anonymous donor will be acknowledged.

\*\*work to include the removal of the brick planter and the installation of pavers and edging; a bench would be installed and light and water access would remain. Going forward, this would result in an annual savings for plants and change the aesthetics of the entry way to Edgewater.

Andy Finney moved the Board accept with sincere thanks an anonymous donation from an Edgewater homeowner to cover the cost of the replacement of the circular brick planter and the installation of pavers in that area and to authorize the Board to include water and electrical work and the purchase of a bench in the 2025-26 budget; Diana Wardell seconded the motion. The motion was unanimously approved.

VIII. Next Meeting: Tuesday June 17, 2025 following the 7:00 p.m. Annual Meeting

VIX. The Meeting adjourned at 4:37 p.m.

Respectfully Submitted  
Thelma Carrino, Secretary