

Edgewater Estates HOA Board Meeting
July 2, 2025

Present: L. Bechard, S. DeForge, A. Finney, M. Miller, T. Page, J. Trombley, D. Wardell
Guests: Kathy Dame, Unit #19, LeGita Scott-Williams, Unit #11, Faith Ducatte, Unit #13

- I. Theresa Page called the meeting to order at 6:04 p.m.
- II. Minutes June 11, 2025
The minutes of June 11, 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 June 17, were reviewed with no further discussion.
JoAnn Trombley moved to accept the minutes as presented; Andy Finney seconded the motion. The motion was unanimously approved.
- III. Linda Bechard reviewed the budget details as of June 30, 2025 and noted that the budget spreadsheet reflects information for the Reserve balance, including physical unexpended funds from 2024. Sue DeForge moved to accept the report as written; Diana Wardell seconded the motion. The motion was unanimously approved.
- IV. Committee Reports
 - A. Insurance verification updates
-Annual insurance renewal notifications are continuing to be sent to the Board secretary. Only a few are still outstanding and they have all been contacted.
 - B. Fireplace maintenance updates
-There are no new updates.
- V. Old Business
None
- VI. New Business
 - A. Theresa reported that the driveway patching has been completed and we are now ready to progress with resealing and restriping/re-numbering. The cost of that for the whole driveway, (cleaning everything out, sweeping everything, getting it ready, and any other required prep work is \$12,960. The company doing the sealing is Scott King (S K Sealcoating). Andy Finney made the motion to complete the driveway work and to accept the bid for the above detailed work; Sue DeForge seconded the motion. The motion was unanimously approved.
 - B. Theresa reviewed two estimates from MossBrook for the landscaping in front of the pool and the other on the side of Unit 27. Theresa asked Sue to call and setup

a meeting with MossBrook to go over both of these estimates to see if we negotiate a better price.

VII. Other

- A. Kathy Dame questioned the amount that is on the budget for beach cleanup. Theresa explained that it was to pay for the rental of the tractor and the fuel for the tractor. Theresa also asked that the people who are doing fireworks to please clean up the next day. All the stuff on that beach needs to be picked up..
- B. LeGita Scott-Williams brought up that the sewer cleanup cap at her front door is broken. Theresa is going to get someone to look at it. She also asked about the downspout for her gutter. Theresa is going to call Begor's Seamless gutters again and have them come to install it.
- C. Kathy Dame asked if we could install a screen in the soffit for their unit to help keep the birds out. Theresa said that we have the screen and we can get it installed.
- D. Sue DeForge asked about the brick work at units 3-4? Theresa explained that the mason who is working on the planter outside those units is trying to fit us in on the evenings so we are going to have to be patient with him. He will be coming back after the 4th of July and will continue to work on it.
- E. Faith Ducatte asked about having security cameras because someone keyed the whole side of her car. Theresa explained that we have asked that homeowners install cameras outside of their units. The HOA cannot cover all of the areas, but if we all work together we can cover a lot of the property.
- F. LeGita Scott-Williams thanked the board for having the meeting at 6 p.m. She said that she would like to come to the meetings and the early meetings do not work for her due to work.

Theresa asked the board members if they were ok with changing the time to 6 p.m. They all were in agreement with the new time.

VIII. Next Meetings : Thursday August 14, 2025 ,at 6:00 p.m.
Wednesday, September 10, 2025 at 6:00 p.m.
Thursday, October 9, 2025 at 6:00 p.m.

IX. The Meeting adjourned at 7:10 p.m.

Respectfully Submitted
Thelma Carrino, Secretary