

Edgewater Estates HOA Board Meeting
August 14, 2025

Present: L. Bechard, S. DeForge, M. Miller, T. Carrino, T. Page, J. Trombley, D. Wardell
Guests: L. Scott-Williams, Unit #11, M. Plympton, Unit #10, B. Demers, Unit #16, A. Gretz,
Unit #3

- I. Theresa Page called the meeting to order at 6:00 p.m.
- II. Minutes July 2, 2025
The minutes of July 2, 2025 were reviewed with Thelma noting the formatted numbering is not correct and will be corrected before posting on the website. Diana Wardell moved to accept the minutes with the noted correction; JoAnn Trombley seconded the motion. The motion was unanimously approved.
- III. Linda Bechard reviewed the budget details as of July 30, 2025 and noted that the budget spreadsheet line for the checkbook balance reflects payment for the stripping and sealcoating of the driveway. The Spectrum monthly payment increased. This is still required since much of the operational aspects of security pool, etc. is done through the internet. Theresa Page noted that previously all costs for internet use had been absorbed through her personal account. As the need for use has increased it is no longer feasible to continue that practice since it interferes with her own use (causes her internet connection to drop). 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. Twelve are still outstanding, two of which are new owners and they will all be contacted.
 - B. Fireplace maintenance updates
-There are no new updates due until the new year for reporting use begins on November 1st.
- V. Old Business
 - A. Theresa provided the Board with cost estimates for the MossBrook projects outside unit 27 and along the pool in the amount of \$12,373.30. She explained the unexpected additional costs associated with the electrical circuit panel controlling the pool, lighting near the pool and in the north end. New breakers must be installed and she is waiting for a revised estimate for the work. She reviewed the amount of work that will be required to do the installation of the new breakers, including short-term, full shut-down on several occasions over the

period of time the work is in progress. This work is not a result of the project, but was discovered as the project began. The original electrical system is failing and dangerous if left uncorrected/fixed. An informational notice will be sent to owners of affected units. Theresa is continuing to work with the Lake City Electric and the City oversight official to be sure this is done correctly and will meet all regulations.

As a result of the additional electrical work, Theresa recommends postponing the work by the pool and to review the proposal next spring.

- B. The downspout at unit 11 has been installed. The sewer cap cannot be replaced and it was recommended it be covered with a piece of wood and a rug or mat be placed over the wood. This is the same throughout the north end units built in phase one.
- C. The brick work at units $\frac{3}{4}$ is temporarily suspended while a new mason is located. The previous one did not complete the work satisfactorily and left the job. The contractor, Creative Hardscape, who sub-contracted to him will locate a new mason or complete the work himself. Theresa has requested that he also clean up the area and remove all old brick while we wait for the project to restart.

VI. New Business

- A. See electrical issues above in A. of Old Business
- B. The pool liner is torn and must be replaced this fall prior to closing the pool for the winter, since waiting until spring will likely cause more damage to the pool. The current liner was installed in 2011 with a 10 year life-expectancy, which it has well-exceeded. Theresa has talked with a company regarding liners and presented those options to the Board, as well as the City Health Department who has to approve it. She showed the Board 2 possible options that should meet all regulations and the Board chose the lighter of the two blue options. The cost of the line and installation is \$6,820.00 and an additional cost of approximately \$1,000.00 for water. We are not able to do the water replacement through City water due to cost and associated costs for sewer. A pool water company will be contacted to do the water removal and replacement. Diana Wardell moved to schedule the purchase and replacement of the pool liner and water, with work to be done Fall, 2025 at a cost of \$6,820.00 for the liner and an additional cost of approximately \$1,000.00 for water; JoAnn Trombley seconded the motion. The motion was unanimously approved.
- C. Theresa reviewed her work to date in researching a company to do our snow removal. She recommended that if possible, the Board should consider hiring a full-service snow removal-lawn care company. She has two possibilities she feels may be the right match for Edgewater needs and is meeting with them in the near future. A contractor must be secured soon in order to ensure they are committed

before the snow season. She noted the current lawn maintenance company will not be rehired for 2026.

VII. OTHER

No other items were addressed. Theresa thanked those in attendance and requested that the Board enter Executive Session for the purpose of discussing confidential HOA business

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

IX. The Open Meeting adjourned at 7:15 p.m.

X. Executive Session

Theresa reviewed information regarding ongoing violations of Parking By-laws by tenants of a homeowner (See attached sheet for excerpt of by-laws.) After a lengthy discussion of the violations, the issuance of warnings and verbal attempts to resolve the issue., the Board unanimously directed Theresa to issue a fine (as noted in EXHIBIT B COMPLIANCE AND PENALTIES below) to the homeowner with a deadline for payment of the fine as one month from the date of the letter.

The Board re-entered the public session at 7:40 p.m.

XI. The meeting adjourned at 7:43 p.m.

Respectfully Submitted
Thelma Carrino, Secretary

EXHIBIT A

THE RULES OF EDGEWATER ESTATES HOMEOWNERS ASSOCIATION, INC.

III. OTHER GENERAL RULES

15. Owners of "B" and "C" type units acquire as part of the unit, a covered garage for one automobile. Owners of "A" type units shall have one space reserved at no cost in the parking area. Additional parking for owners and guests is provided in a parking lot across Margaret Street from Edgewater Estates. Guests must park in the parking lot across the street.

All residents may keep only one car in the parking lot, and any others must be parked across the street. A parking hangtag is issued to each unit and must be displayed on the vehicle's rearview mirror from 4 p.m. to 7 a.m. on weekdays and all day/night on weekends and holidays year round. Parking in front of garages or curbside for loading or unloading is permissible for short-term (15 to 20 minutes) needs.

A replacement fee is charged for lost hangtags, and new owners are responsible for obtaining the parking hangtag from the previous owner. Unit owners are responsible for transferring the hangtag when there is a change of tenant.

EXHIBIT B

COMPLIANCE AND PENALTIES

The residents of the Edgewater Estates community have the right to enjoy their residences and common areas. Therefore, the by-laws and rules are intended to ensure that no owner or lessee shall make or permit any disturbances that will interfere with the rights, comforts, or convenience of others. Engaging in any activity that interferes with the peaceful enjoyment of other residents or causes physical injury or property damage within the community is prohibited.

Residents who feel that their rights within the community are being compromised or determine that the Edgewater Estates by-laws and rules are not being followed are encouraged to engage in a congenial discussion with the individuals who are the source of the discontent. Violations of city noise ordinances should be reported directly to the city police department.

The members of the Board of Directors are not policing agents; however, if such preliminary actions do not result in improvement, the Board of Directors should be contacted, and processes to resolve the problem will be implemented.

Step One: A written warning will be delivered to the resident, stating the issue and outlining ways to resolve it. (If the offending party is a renter, a copy will also be sent to the unit owner.)

Step Two: Failure to comply will result in a fine of \$100.00. Any repeated offense will result in an additional \$100.00 for each repeated offense.

All fines must be paid within 30 days or a lien is imposed, along with a penalty of an additional \$100.00 per month for unpaid fines.