

Edgewater Estates HOA Board Meeting
February 25, 2026

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

- I. Theresa Page called the meeting to order at 3:00 p.m.
- II. Minutes November 20, 2025
The minutes of November 20, 2025 were reviewed with Thelma Carrino. Since there were no questions or discussion, Diana Wardell moved to accept the minutes as written; Andy Finney seconded the motion. The motion was unanimously approved.
- III. Treasurer/Bookkeeper Report:
Linda Bechard reviewed the budget details as of December 31, 2025, noting the balances and carry-over amounts. She noted that expenditures were primarily for basic monthly costs. Theresa Page reported that she and Linda have been working with the new software system, PayHOA, to get all HOA-related data entered and ready for the operation of all HOA business. She will be communicating with all HOA members regarding this new system, especially as it relates to the payment of HOA dues and fees. She noted that her communication will include a requirement for owners to input their own credit card or their banking account numbers for use with the auto pay portion of the new system, including their own auto pay date. She will meet with the Board attorney to determine how we may include a “grace” period and an accompanying late fee if appropriate. This may require a By-law change. She will keep the Board informed before sending the informational communique to the HOA. Andy Finney moved to accept the budget report as written; Matt Miller seconded the motion. The motion was unanimously approved.
- IV. Committee Reports
 - A. Insurance verification updates
-Thelma reported that there are eleven homeowners who have not submitted their annual insurance verification. They have been notified in writing. Thelma will continue to contact them again.
 - B. Fireplace maintenance updates
-Thelma reported that two homeowners have been contacted again for their reverification of fireplace use.
- V. Old Business
 - A. -Theresa discussed some of the additional functions of the new operational software, reminding the Board that much of the information was presented at the November 20, 2025 meeting. In effect, once fully functional and everyone has been given ample opportunity for instruction, it will cover all facets of Edgewater

operations, including, financial, information, “work orders,” , communications, etc.

- B. -Theresa reported on the work to date of the new snow removal company, Creative Hardscape. She has had many positive comments from residents and mentioned that there has been positive and timely communication with the owner and more than satisfactory work completion with excellent attention to detail.

VI. New Business

-No new business to be discussed at this time.

VII. Other

-Thelma mentioned that preparations will begin soon for the Annual Meeting to be held on the third Tuesday in June (June 16). She asked Board members to consider having their names added to the Slate of Officers. She will call for their decision as the next Board Meeting in March.

VIII. Date of next meeting:

March 30, 2026 at 3:00 p.m.

VIX. Adjournment

The meeting adjourned at 3:59p.m.

Respectfully submitted,
Thelma Carrino, Secretary
Edgewater Estates Board of Directors