

Edgewater Estates HOA Board Meeting
March 30 , 2026

Present: M. Miller, T. Carrino, T. Page, L. Bechard, D. Wardell by phone, J. Trombley, S. DeForge by phone

Guests: M. Plympton, Unit #10

- I. Theresa Page called the meeting to order at 1:00 p.m.
- II. Minutes February 25, 2026
The minutes of February 25, 2026 were reviewed with Thelma Carrino. Since there were no questions or discussion, Matt Miller moved to accept the minutes as written; JoAnn Trombley seconded the motion. The motion was unanimously approved.
- III. Treasurer/Bookkeeper Report:
Linda Bechard reviewed the budget details as of February 28, 2026, noting the operating and reserve balances and that only the normal operating expenditures have been paid while the new Pay/HOA system is being installed. No spreadsheet summaries are available this month. No vote to accept the report is necessary for this meeting.

Theresa reviewed her work with Pay/HOA to date, including the entry of all monies as they are received. Once her training and all aspects of entering funds from previous years' payments or payments for units in arrears have been clarified, she will link the HOA bank account and the new monthly report will be available for Board review. For now, all funds are in one account and will remain there until she is able to disperse them to the appropriate accounts (operating and reserve).
- IV. Committee Reports
 - A. Insurance verification updates
-Thelma reported that there are nine homeowners who have not submitted their annual insurance verification. They have been notified in writing. Thelma will continue to contact them again. The new software should be helpful in issuing reminders
 - B. Fireplace maintenance updates
-Thelma reported that two homeowners have been contacted again for their reverification of fireplace use, one of which is pending a repair.
- V. Old Business
 - A. Theresa reiterated some of her work with the new software management system, PAY/HOA. She feels she is gaining a good working knowledge of the “ins and outs” of the system and is hopeful it will be ready to implement this spring.

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.

- B. Theresa reported on the work of the new snow removal company, Creative Hardscape. She reported that she has had no complaints and many positive comments from residents.

VI. New Business

- A. Theresa reported she has been contacted by a new pool care company in Plattsburgh and plans to meet with their representative about Edgewater needs and for comparative purposes with the current company (of long-standing) before entering into a new contract for summer 2026.

VII Other

- A. Thelma canvased the Board members present regarding their interest in having their names placed on the Board ballot for the June 16th/ Annual Meeting. All members present agreed to continue their work with the Board and to have their names presented on the ballot. Theresa also mentioned that while she is willing to remain on the Board, she would also be open to considering working as the property manager for Edgewater, should the Board decide to go in that direction.

All HOA members will be canvased regarding their interest in having their name placed on the ballot (canvas to be sent by email to be sent out on April 2nd).

- B. Marianne Plympton inquired about the landscaping around the street side of the pool. Theresa noted there is a design in place being discussed with MossBrook, but that the cost will require the Board to make a decision about how much can be included in this year's projects or if it needs to be a multi-year project. A decision can be made once the overall project list is completed.
- C. Theresa reported the new parking hanging tags have been ordered and if they arrive with the customized printing as requested, they will be distributed in the near future.

VIII. Date of next meeting:

April 22, 2026 at 3:00 p.m.

VIX. Adjournment

The meeting adjourned at 1:48 p.m.

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