Edgewater Estates Board of Directors
Meeting Minutes - October 8th, 2026

Present - Dean Dey, Debbie Scott, Steve Isaacson, Rocco Malago, Jason Cacoperdo, David Hensey

Meeting called to order by President Dean Dey at 6.36 pm

Main agenda item was to review the proposed Annual Membership Agenda, supplemental items if time allowed were:

- Volunteers for sign-in
- Review/format of sign-in sheets
- Vacant Secretary Role
- Speed sign update
- Approval of past meetings
- What to do with past motions not documented
- Bylaw review

Prior to the formal agenda items there was discussion around Board email etiquette -

- The Board should maintain an email thread to a single topic
- Curtail email exchanges after 3 or 4 responses, and hold those topics for agenda items and discussion at the next board meeting, or,
- If urgent, convene a special board meeting for discussion

This should cut down on lengthy email backwards and forwards where messages get mixed and lost.

Annual Membership Meeting Agenda discussion:

- Dean provided a draft of the proposed agenda
- All agreed to move the voting of Board members to later in the agenda, after the Bylaw review, & before the open questions section
- No changes to President's section, just discussion on how much info to provide around Minos Conaway project, and to suggest members obtain formal updates from DOT websites, Cape Gazette etc.
- In Treasurer's section, add that a vote will be held to hold Annual Association Dues at $100 for the coming financial year
- In Building and Grounds, no changes to topics, but discussion around Speed Sign update and level of detail/background to share in how the proposal for the speed sign(s) was reached
- In ARC section - no changes
- No other changes to the agenda
- Dave will provide copies of Last Year's expenses & Proposed Budget for next year. Dean volunteered to print out copies of the agenda for the meeting.

Annual Meeting Logistics –

- **Volunteers for sign in** - Debbie, Dave, Jason and Steve's wife were all volunteers for handling this. Steve also volunteered to pick up the keys from the Senior Center this week. Agreed all Board members will aim to arrive by 9am to set up seating, sign-in tables etc.

- **Sign-in Sheets** - a version was shown which is alphabetical, contains all names, property address, section to capture email, and approval to use email for future community-specific notifications. Sign-in sheets were agreed in the format provided. Dave will have these available for the meeting.

- **Bylaws** - lengthy discussion around proxy voting, no firm decision on this, and whether to allow email/mail-in voting. Discussion around ARC and ok for Board to serve as ARC committee in the absence of a formal committee. Other discussion around ARC falls to Covenant review, which will commence after Bylaws are finalized.

- Agreed the Bylaw proposal should be presented for review, and even though there were comments from 1 Director around the Board having insufficient time to review, and members may need more time, we should acknowledge we had reviewed and a majority of Board members had emailed approval of the proposals. The Bylaw proposals will be presented by the Committee at the Annual Meeting for review/discussion.

- Rocco motioned that the proposed changes should be posted to the website and Facebook, Jason seconded, all other members approved. There was discussion around if this is only a review, we should make sure that a formal approval of ByLaws is planned within 30 days of the annual meeting, via Special meeting if needed.

Shed Setbacks - There was discussion around a waiver for shed setback ahead of the Covenants being updated, assuming the updates will bring the covenants in line with County setback regulations. This will be reviewed further to confirm the Board can/should legally waive this Covenant before doing so.

Speed Sign Update - Jason will present the proposed type and details of signs at the annual meeting, disclose cost to the community, even though we may receive one paid for through Rep Berry, and ask members to vote on moving forward to install.

Jason noted that a local State Representative will be in the community on November 12th, and Board members will be notified of exact timing and where to be if they want to accompany her and Jason as they review possible placement of speed signs, if speed signs approved by members at the annual meeting.

Boat Ramp Keys - Jason took ownership of Boat Ramp keys from Dean Day

No other agenda items were covered; meeting was adjourned at 7.58pm