

**Edgewater Estates Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**April 24, 2021**

**Board of Directors in attendance:** Mark Stellini, president; Dean Day, vice-president; Jim Azato, vice-president; John Smeallie, treasurer; Nancy Tartaglione, secretary.

**Zoom Meeting:** President Stellini called the meeting to order at 10 am. The minutes from the last Board of Directors' meeting on March 27, 2021 were reviewed and approved.

**Committee Reports:**

**Architectural Review:** Dean Dey, chairperson.

President Stellini reviewed with the Board recommendations from the attorney concerning the shed issue and asked that members be reminded that all written communication is discoverable in the legal realm.

Attorney Recommendations: **1** - Identify and locate all properties with sheds to check for compliance.

**2.** If the Board decides to file for litigation against violators, a litigation lawyer will be necessary.

**3,** The Board can determine if there needs to be Restrictive Covenant changes concerning sheds.

The Board voted to to move to litigation against residents who had violated the Restricted Covenants for sheds and will check all properties for shed violations.

Donofree Garage Addition - a letter will be sent to the residents denying their application for a large free standing garage. However, the letter will also encourage the residents to contact the Architectural Review Chairperson to discuss modifications in order to secure approval.

**Buildings and Grounds/Front Entrances:** Jim Azato, chairperson.

The possibility of a kayak launch is still a possibility, and consultation with an engineer is on-going. This concerns moving the placement of the ramps in order to have enough room for the launch.

Residents who have trees and bushes impacting visibility are being identified.

**Communication:** Barbara Mudryk, chairperson.

Yard Sale: May 8 (rain date May 9) Margaret McDonald, chairperson (not present)

Facebook: i live in edgewater estates

Neighborhood Website : [next-door.com/join](http://next-door.com/join) Code-ERC SVC

A suggestion was made to have more RIPRAP's published in order to keep residents more informed.

**Treasurer's Report:** John Smeallie, treasurer.

166 residents have paid their dues with only 8 left who have not. Money will be moved into a 6 month CD.

The new dues letters will be sent out May 11, 2021.

The meeting was adjourned at 11:10am. The next meeting will be scheduled for a morning during Memorial Day Weekend, May 29-31.

