



EE HOA Board Meeting Minutes

Date of meeting: 09/23/23

Present: Mark Stellini (President, '24), John Smeallie (Treasurer, '22), Dean Dey (VP, '23), Jim Azato (VP, '22), Courtney Sunborn (Secretary, '24)

President's Report:

- This meeting was rescheduled from the original 8/26/23 meeting date due to a family emergency.
- Minutes from the 06/03/23 Board meeting were reviewed at the meeting. Both the regular and the executive session minutes have been reviewed and approved. They are ready to be posted on the website.

Architectural Review Committee Report:

- Dean, we have all received and reviewed a list of all ARC projects approved for this year.
- We have 2 decks outstanding but should be resolved tomorrow. We require that all decks are within the property setbacks.
- We don't have any outstanding ARC requests.
- Dean has very old copies of maps of Edgewater Estates. We will add them to the History folder in Drive.

Building and Grounds Committee Report:

- Boat ramp update: Jim has a drawing that may work for a boat ramp update. Jim will send us the illustration.
- **Roads:**

The road at Elm Dr is completed. The sprinkler system that was leaking has been repaired. The homeowner is responsible for the insurance because the sprinkler is in easement within the State road. Homeowners are liable, not the state.

Edgewood Dr between 2 manholes is a sinkhole right in line with the catch basin on the homeowners properties. Jim thinks it is a County issue, but it may be a

State issue. Jim has spoken with the homeowners and has given them the contact info.

Paving the roads: there is a sinkhole on Buttonwood Dr and Oak Ct. Jim has called the State (contractor) and let them know that the sinkhole needs to be fixed before the roads are resurfaced.

The sinkhole issue on Oak Ct is an issue with the County. We've let the County know about the sinkhole. They've come out and looked at it, but we haven't heard back from anyone. We've identified that the County made a mistake by not properly packing down the fill for the manhole. So, homeowners on Oak Court need to address this issue with the County. We will send a letter to homeowners on Oak Court letting them know that they should contact the County.

We will update the homeowners at the Annual Meeting, as well as send out letters to homeowners who need to start contacting the County and State on behalf of the homeowners.

Communications Committee Report:

- 2024 Yard Sale date: Saturday, April 27th 2024 (Rain date: 4/28/24).
- Zoom Responsibility for the EE HOA Property Owners Meeting is going to be taken on by Mark. He may be able to bring an employee with him to the meeting to set up and monitor Zoom. If so, we need to post the Zoom link to our website and social media pages ASAP.
- Boat ramp keys: we discussed that Trish (or whomever holds the boat ramp keys) have one key hidden outside of their house (as suggested by the previous boat ramp key-holder Barbara), so that if you are out of town or not home and a homeowner needs a boat ramp key, they can get one in an emergency. We also discussed whether it is a good idea to to change the boat ramp lock/keys on a regular basis. We decided every decade (at the very least) but maybe every five years or so would be a good idea so that our boat ramp key roster stays updated.
- The website is looking great! Website password can be obtained by emailing us at: edgewaterstatesboard@gmail.com. We do need to work on the Community Directory, as well as the Master Property Owners list. We may use a sub-contractor for this job.

Treasurer Report:

- Financial status- not much change; our current balance is \$38,864.68.
- We have expenses for accounting, boat ramp, and legal expenses.

- We reviewed the current summary of financials for the current fiscal year ending 9/30/23. John is concerned that – for the first time in his years as Treasurer – we ran a deficit for this year. To provide a comparative date, we reviewed last year’s summary (showing a positive net result for the year). We may want to explore the expenses that have put us in an undesirable financial position this year. While collecting the outstanding dues would not erase our fiscal year deficit, it would reduce it significantly. This year, we’ve taken a \$3,365.99 net loss. This is an unsustainable practice, so we need to keep an eye on our spending.
- Update on dues payments: we reviewed the list of property owners in arrears for dues. The number of non-payments is higher than in past years, and the total amount owed is nearly \$1,000 more than at this point last year. John believes that we need to consult with our attorney on mechanisms to collect delinquent amounts and add attorney fees to the amount owed. Currently, there are 19 past due property owners, an increase of 10 homeowners since our last meeting. \$2,075 is the amount past-due in HOA fees.
- Financial report was unanimously approved.
- An Executive Session was held.
- John moved to conclude the Executive Session. Motion was seconded by Dean.
- We voted to come out of the Executive Session.

Legal:

- Executive Session Issues matters discussed (that involve potential litigation): Boat ramp maintenance issue update. Corporate governance hearing. Boating issue. Boat ramp keys. Barking dog update.

Other Business:

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New Business/Open Floor:

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The meeting was held from 10am - 11:15am.

The Annual Property Owner’s Meeting will be held on Saturday, October 14th at 10am at St. Peter’s Episcopal Church in their Community Room (the Parish entrance, through the double glass doors near the decorative water fountain on the Parish patio).

The next Board meeting is not currently scheduled, as we have the Annual Meeting on 10/14/23. Our monthly meetings are for Board members only.

*Questions/comments/changes: please email edgewaterstatesboard@gmail.com.