

**Edgewood at Everlands Homeowners Association, Inc.
Board of Directors Meeting**

Location: Virtual via Zoom

Tuesday, February 3, 2026

Meeting Minutes

Call to Order – Meeting was called to order by Michael Norrie at 6:30 p.m.

Establishment of a Quorum

Board members **Michael Norrie** (President), **Anthony Dumler** (Vice President/Secretary), and **Lisa DeMino** (Treasurer) present, quorum certified. Also in attendance: Property Manager **Tammy Zalucky** from Elite Housing Management.

Proof of Notice

Proof of Notice of this HOA Board meeting was posted at the mailboxes, on the bulletin board at the pool cabana, and on our community's website. Notice was also sent out to homeowners via the weekly e-blast.

Approval of Prior Meeting Minutes

Tony Dumler made a motion to approve the minutes from the 2026 HOA Board of Directors Organizational Meeting which was held on January 20th, immediately following the Annual Members Meeting. Seconded by Lisa DeMino. Approved unanimously.

President's Report (Michael Norrie)

Landscape Recovery Following the Recent Hard Freeze

President Michael Norrie read a message to the Edgewood Community from **Sam Byrd** at **Byrd's Lawn and Landscape** regarding landscape recovery after the recent hard freeze.

Dear Edgewood Residents,

We wanted to reach out to reassure Edgewood homeowners that there is no need for concern regarding the appearance of your landscaping after the recent below freezing temperatures we experienced.

Some of the more tropical plant varieties may show signs of cold stress or leaf burn. While this can look alarming at first, in most cases these plants and trees are still healthy at the root and are expected to make a full recovery as temperatures warm up this spring.

In rare cases where a plant has been severely damaged by the freeze, it may unfortunately not recover. If that occurs, we are happy to assess the situation and provide replacement options upon request.

Please rest assured that this type of temporary cold damage is common in Florida landscapes, and the majority of plants and trees will rebound naturally with warmer weather. In Florida, many warm-season grasses, such as St. Augustine, enter a dormant stage in the winter months. During dormancy, lawns may turn brown, but this does not mean they are dead. The grass is still alive and will recover when temperatures rise in the spring.

If you have any questions or would like us to check a specific plant on your property, we're always here to help.

Sam Byrd
Owner
Byrd's Lawn and Landscape

Pool Inspection

Michael said Edgewood had a surprise inspection from the Brevard County Health Department at the Pool Cabana on the 15th of January. We had a few repeat violations that carried over from the prior HOA Board that were never cured because the Board that was reorganized in July of 2025 was never made aware of those violations. They included:

Placement of the pool rules signage to a location that is visible from all areas of the pool deck and pool. After the pool house was painted last year, the signage had been moved to the entrance of the cabana where it was not visible from most of the pool deck or pool. That violation has since been cured, and the signage is now visible from all areas of the pool deck.

We also had a repeat violation in that the life rings at the pool were not U.S. Coast Guard approved, and one of the life rings was actually deteriorating. We replaced both with approved life-saving devices and we are now in compliance on that.

Another repeat violation – we were told on the prior inspection to repair or replace the cover lid on the pool equipment cover on the side of the cabana. One of the hinges was broken and the other hinge needed support to hold up the lid. We replaced the hinges with gas springs to allow the lid to open and close with ease and safety. And we're also now in compliance on that violation.

There were also a couple of smaller repeat violations, including missing wall return cover lids and directional eyes near the ladder in the 3-foot section of the pool. We have since replaced all missing wall return covers and directional eyes.

The inspector was able to waive all fines for us, because the Board in place prior to the election on January 20th had no knowledge of any repeat violations.

The only new violation was the pH container was low the on January 15th when the inspector came on site. Brevard Pools, the vendor which services our pool, has since corrected that.

In summary, Michael said all violations have been cured and we are now in compliance with Health Department Standards. He said the inspector was very complimentary of how our restrooms are being maintained, with clean floors, sink, and toilets, antiseptic soap in the soap dispensers and the restrooms fully stocked with paper towels and toilet paper. No signs of pests, and everything looked good.

Recovery of Losses Due to Damage at the Entrance Gate

Our new Vice President, Tony Dumler, and I attended a bench trial before a judge at the courthouse in Viera last week to try and get restitution on behalf of the Association when a non-resident bringing her children into our community to trick-or-treat on Halloween night tailgated another driver and damaged our entrance gate.

The defendant in this case, who was representing herself, had planned to try and prove our gate was somehow at fault, when the video footage we had clearly showed her vehicle striking the gate and her leaving the scene of an accident with property damage. There was also a trespassing charge involved.

Long story short, we received the full amount for damages, and the defendant wired the money directly to the Association's attorney. Michael underscored the fact that our security cameras do work, and we will go after those who damage our property.

Treasurer's Report (Lisa DeMino)

Delay in Financial Reporting

Treasurer Lisa DeMino shared that we do not have December financials yet due to issues with CINC, the community association management software Elite Housing Management uses, and we are also awaiting the year-end financial report for 2025 from CINC. Lisa said once both of those reports are available, they will be uploaded into the portal for homeowners to review and will be included, along with January's financials, in the Treasurer's Report at the March HOA Board meeting,

Vice President's Report/Secretary's Report (Tony Dumler)

Update on Irrigation System

Vice President/Secretary Tony Dumler provided an update on wiring issues with the community's irrigation issue. He said the irrigation team identified electrical issues in the irrigation system. Unfortunately, to locate the problem, the team had to manually track and locate each valve to check for connection problems. After tracking over several days, technicians found multiple bad connections. The good news is the system is on and watering certain zones, and the team hopes to have the entire system up and running again soon.

Update on Entrance/Exit Gates

Tony also reported on recent issues with the front gates when high winds caught the exit gate and forced it to remain open. This needed to be repaired, but both the entrance and exit gates are now fully operational and the swing gates are now once again closed.

New Business

Plantings in the Cul-de-Sac on Imperia Court

President Michael Norrie said the Board heard the residents from Imperia Court who asked at our Annual Members Meeting if there was any way to give a little TLC to the cul-de-sac in the way of landscaping. Michael said the Board looked at several proposals presented by Byrd's Lawn and Landscape and selected one that seems most in keeping with the overall landscaping design for our community as originally envisioned by Lennar.

Michael made a motion that the Board approve the landscaping proposal submitted by Byrd's Lawn and Landscape in the amount of \$2,917.25 to re-landscape the planter in the cul-de-sac on Imperia Court. Seconded by Lisa DeMino. Motion carried unanimously.

Pedestrian Gates at the Entrance to the Community (Homeowner Input Requested)

Vice President Tony Dumler shared that the Board has received comments from homeowners regarding the pedestrian gates. Homeowners either like them or they don't, he said. Some homeowners feel the pedestrian gates should remain in place and locked at all times, while others favor having gates that latch and close but don't lock. And some have expressed they want the gates gone altogether and wish they were never installed and the money never spent. Tony said the Board is seeking homeowner input on the pedestrian gates and requested they send their feedback in writing to the Board's email address. He said input from homeowners will be carefully considered and will play a significant role in any upcoming Board decisions regarding the pedestrian gates.

New Appointments to the Appeals Hearing Panel

President Michael Norrie said we have been very fortunate to have serving on this panel for several months now, **Rob Shoff**, who has served as Chairman of AHP, **Amanda Coleman**, and **Adrian Campos** as faithful members. And while this panel, to date, has not had any disputes come before them, they nonetheless have periodically met and have been ready to assemble should a homeowner wish to appeal an action or fine.

Michael explained that all members of HOA committees serve at the pleasure of the Board. He said that in keeping with this Board's commitment to periodically refresh committee memberships and encourage a variety of voices within our governance structure, the HOA Board

has selected a new group of members for the panel, who will be formally appointed tonight. Michael extended sincere appreciation on behalf of the Board to Rob, Amanda, and Adrian for their willingness to serve and said the Board would be delighted to see each of you continue your involvement with the HOA in other capacities.

Michael Norrie made a motion to appoint **Al Melendez**, who previously served on the ACC, former HOA Board member **Janet DiStaso**, and **Adrian Laboy** as members of the Appeals Hearing Panel, with **Al Melendez** to serve as Chairman of the Panel. Seconded by Tony Dumler. Motion passed unanimously.

New Appointments to the Families with Children Committee

President Michael Norrie once again emphasized that the Board does want to periodically refresh committee memberships and bring in new talent, ideas and approaches. This holds true with the Families with Children Committee as well. He explained that newly elected HOA Board Vice President **Tony Dumler**, who played a key role in launching and guiding the Families with Children Committee from its inception last year, stepped down from the FCC to run for the HOA Board. **Leo DeMino**, who was a founding member of the FCC, has graciously agreed to serve as **Chairman** of the committee. **Dr. David Hardy**, who was also a founding member, felt it was time for him to step away, though Michael said he suspects David and his family will still be very much involved supporting the many activities and events this committee sponsors. To fill the vacancies left on the Families with Children Committee, homeowners **Nadine Hermanns** and **Iris Milagros** have agreed to serve alongside **Leo DeMino**, **Vanessa Leeson**, and another founding member of the FCC, **Bryan Terrier**. And Treasurer **Lisa DeMino** has agreed to be the Board liaison to the Families with Children Committee.

Michael made a motion that the Board appoint new members **Nadine Hermanns** and **Iris Milagros** to the Families with Children Committee, with **Leo DeMino** to serve as the Chairman. Seconded by Tony Dumler. Motion passed unanimously.

Open Forum: (3 minutes per person maximum on Agenda items only)

Adjournment

Michael Norrie made a motion to adjourn the meeting Seconded by Tony Dumler. Meeting was adjourned at 7:07 p.m.