

**BOARD OF DIRECTORS MEETING
EDGEWOOD AT EVERLANDS HOMEOWNER ASSOCIATION, INC.**

SPECIAL MEETING WITH LANDSCAPER

Date: Thursday, October 2, 2025

Time: 6.00 PM

Location: Edgewood Pool Cabana

785 Veridian Circle NW, Palm Bay, FL 32907

Meeting Minutes

1. Call to Order – Michael called the meeting to order at 6:00 pm

2. Establishment of a Quorum

Board members Michael Norrie (President), Cynthia Kushner (Vice President/Secretary), and Janet DiStaso (Treasurer) were present, quorum certified.

Branch Manager Daniel Srein, Area Manager Will Younger, and Supervisor Kevin Aubert were present from Top Notch Landscape and Irrigation.

3. Proof of Notice –

Proof of notice was posted on the mailboxes, on the bulletin board in the pool cabana, on the Edgewood at Everlands website, and sent to all homeowners by Elite Housing Management via email.

4. Board Reports – None

5. Meeting Summary –

As some residents have raised concerns or brought up suggestions regarding current lawn care practices in the community, the HOA Board arranged for a meeting with our landscaper, Top Notch Landscape and Irrigation, to provide homeowners with a forum to share feedback, ask questions, and discuss possible improvements. Residents shared specific concerns about lawn care (e.g., mowing schedules, fertilizer use, weed control, and landscaping quality). Homeowners asked questions directly of Top Notch management, offered suggestions for improving lawn maintenance, and received clarification about the community's contract with Top Notch (including mowing frequency and the number of fertilizer and pesticide treatments) and certain lawn care policies and procedures.

6. Adjournment – Cynthia Kushner motioned to adjourn the meeting, seconded by Janet DiStaso. Meeting adjourned at 7:35 pm.