

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

COMMUNITY CONVERSATION

Date: Tuesday, August 5th, 2025
Time: 6.30 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 6:31 pm
2. Establishment of a Quorum
 - a. Board members Michael Norrie (President), Cynthia Kushner (Vice President/Secretary), and Janet DiStaso (Treasurer) were present, quorum certified.
 - b. Property Manager Christina Bush, LCAM, CEO/President James Lowden, and Tammy Zalucky, from the Compliance Department at Elite Housing Management, were also in attendance.
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 in AppFolio.
4. Approval of Prior Meeting Minutes: July 8th, 2025 Board Meeting – Cynthia Kushner made a motion to approve the minutes as submitted. Seconded by Janet DiStaso. Minutes approved unanimously.
5. Board Reports – None
6. Meeting Summary –

The conversation began with a warm welcome from HOA Board President Michael Norrie, who emphasized the importance of collaborative dialogue and community engagement. Attendees were encouraged to share their thoughts openly and contribute to the decision-making process.

Michael introduced Property Manager Christina Bush, LCAM, CEO/President James Lowden, and Tammy Zalucky from the Compliance Department at Elite Housing Authority and spoke of how pleased the HOA Board is to be partnering with Elite to handle the property management needs of the Edgewood at Everlands. Mr. Lowden shared information about Elite and some of the property management services the company offers and spoke about CINC, a new property management software that Elite will be transitioning to in October.

Attendees included homeowners of various ages, backgrounds, and tenures within the neighborhood, with several charter residents of the community present as well as one new homeowner who moved in just six days ago.

Participants were asked questions like: What was it about our community that caught your attention when you were searching for a new home? What do you enjoy most about living at Edgewood at Everlands? What's one thing you would change about our community? And, if someone you know was interested in moving to Edgewood at Everlands, and they wanted to know what living here has been like for you, what would you tell them?

Among the things residents listed as liking most about Edgewood is the "family friendly" feel to the community, the "openness" of the yards, and "getting to know our neighbors." Several homeowners spoke of Edgewood as being "a very welcoming place to live." One newer resident, a father, who moved into Edgewood in May, spoke of how pleased he is that his young daughter "quickly made friends with a little girl who lives across the street."

A homeowner who moved here from Virginia said she and her husband bought their new home in Edgewood – their first home – "sight unseen" and shared how much they love living here.

When asked, "What's one thing you would change about our community?" residents responded with comments ranging from "I wish we could build a bigger pool (the pool we have is too small)" and "I'd like to see designated parking for visitors" to adding more amenities, like a "walking trail," a "floating dock" in the retention pond, or "a small clubhouse."

Resident Tony Dumler, Chairman of the newly formed Families with Children Advisory Committee, talked about plans for community-wide events like house decorating competitions for Halloween and Christmas and a Halloween parade for the neighborhood children with prizes for the best costumes by age group.

Dumler also revealed plans for a soon-to-be rolled out children's community lending library, with the library itself built and decorated by the children who live here and Edgewood parents overseeing the selection of the books to be included in the library.

Among the activities and events residents said they would like to see happen in the coming months are potlucks, barbecues, and activities for children like supervised crafts.

Homeowners left the meeting feeling heard and empowered. As one resident put it, "When we come together and listen to each other, our community becomes stronger in ways that go beyond bricks and mortar." The commitment of the Association's new Board to transparency, inclusivity, and proactive improvement found many feeling optimistic about the future.

7. Adjournment – Cynthia Kushner motioned to adjourn the meeting, seconded by Janet DiStaso. Meeting adjourned at 7:50 pm.