

Edgewood at Everlands Homeowners Association
Board of Directors Meeting Minutes

Date: Wednesday, March 18, 2026

Time: 12:00 PM

Location: Virtual Meeting via Zoom

I. Call to Order & Quorum

The meeting was called to order and a quorum was established.

Board Members Present:

- Michael Norrie (President)
- Bianca Terrier (Vice President/Secretary)
- Lisa DeMino (Treasurer)

Also present:

- Tammy Zalucky, Property Manager, Elite Housing Management

Proof of meeting notice was posted at the community mailboxes, pool cabana bulletin board, and community website.

II. Approval of Previous Meeting Minutes

The Board reviewed the minutes from the March 3, 2026 meeting.

- Motion: Bianca Terrier moved to approve the minutes as submitted.
- Second: Michael Norrie
- Vote: Unanimous approval

III. President's Report

The President announced that the Association will be conducting a financial audit by an independent third-party firm in the coming weeks. Additional details and findings will be shared with the community upon completion.

IV. Treasurer's Report

January Financials:

- Operating Income: \$31,893.17
- Operating Expenses: \$39,053.04

Net Loss: (\$7,159.87)

- Deficit attributed primarily to annual insurance renewal costs
- February Financials:
 - Operating Income: \$32,367.46
 - Operating Expenses: \$32,230.56
 - Net Surplus: \$136.88

Operations returned to balance following January's deficit.

V. Vice President / Secretary Report

No report at this time.

VI. Committee Reports

Families with Children Committee (FCC)

Reported by Lisa DeMino:

- Easter Event:
 - Easter Egg Hunt – 9:00 AM
 - Egg Coloring – 10:00 AM at Pool Cabana
- Upcoming Events:
 - Community Game Night (Pool Cabana)
 - End-of-School-Year Celebration Event

The committee continues to promote community engagement and family participation.

VII. New Business

Post-Freeze Landscaping Removal & Replacement

The Board reviewed a proposal from Birds Lawn & Landscape for removal and replacement of freeze-damaged landscaping at:

- Community entrance
- Pool cabana

Scope Includes:

- Removal and disposal of dead plants
- Installation of new plants (3-gallon size, bulk rate)
- Replacement of Christmas palms (8–9 ft height)
- Excavator rental for tree removal

Total Cost: \$12,020.50

- 50% deposit required

This expenditure is not considered a capital improvement and is therefore exempt from community vote requirements.

Timeline:

- March 30–31 and April 1
- Remaining phases (street/perimeter landscaping) to be addressed in April–May.
- Motion: Michael Norrie moved to approve the expenditure
 - Second: Lisa DeMino
 - Vote: Unanimous approval

VIII. Open Forum

The following homeowner concerns and suggestions were raised:

1. Pedestrian Gate Issue

- Gate may be misaligned and swinging open
- Board will inspect and arrange for repair

2. Pool Gate Timer

- Needs adjustment due to daylight saving time

3. Community Bulletin Board Suggestion

Proposal to allow residents to post:

- Services (babysitting, dog walking, etc.)
- Community announcements

Board will consider adding a separate bulletin board for this purpose

To be added as a future agenda item

IX. Adjournment

- Motion: Michael Norrie moved to adjourn the meeting
- Second: Bianca Terrier
- Vote: Unanimous approval

Meeting adjourned at 12:15 PM.