

Edgewood at Everlands Homeowners Association, Inc.
Board of Directors Meeting
785 Veridian Circle, Palm Bay Fl, 32907 – Pool Cabana
Tuesday, October 7, 2025

Meeting Minutes

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

Establishment of a Quorum

Board Members Present: Michael Norrie (President), Cynthia Kushner (Vice President/Secretary), Janet DiStaso (Treasurer). Quorum certified. In addition to the Board of Directors, Tammy Zalucky from the Compliance Department at Elite Housing Management was in attendance representing the Association's property management company.

Proof of Notice – Notice of the meeting was posted at the community mailboxes and on the bulletin board at the pool cabana as well as on the Edgewood at Everlands website 48 hours prior to the meeting.

Approval of Prior Meeting Minutes: August 5th, 2025, August 13th, 2025, August 27th, 2025, and October 2, 2025

– Motion to approve the meeting minutes by Janet DiStaso, seconded by Cynthia Kushner. Approved unanimously.

President's Report (Michael Norrie)

HOA Board President Michael Norrie announced that the Association's Annual Meeting will be held on Tuesday, January 20, 2026 for the purpose of electing three Board members. He encouraged all interested and qualified homeowners to consider running. Michael reminded those in attendance at the meeting that the three individuals on the Board currently were not elected but appointed. He explained that the three of them stepped up after the deadline because no one was willing to run. He said this year the Board is aiming to have 4 homeowners (hopefully more) running for 3 seats so that we truly have an election of individuals to represent the community.

The deadline for homeowners to submit their Notice of Intent to Run and their biographical sketch is December 5th. More information on the 2026 Annual Meeting and Board Election will be distributed in the coming weeks.

Michael shared that the Board is beginning the budget process for 2026 and said there will be a special meeting planned in November to approve an operating budget for the coming year. The date for that meeting is yet to be determined.

We have been listening to your concerns about landscaping issues with Top Notch, and we had a special HOA Board meeting with Top Notch on October 2nd that many of you attended. Michael shared that our contract with Top Notch runs out at the end of December, and we are considering bids from Top Notch as well as from other landscape companies as we look at our community's landscaping needs. As always, we welcome and very much appreciate your input.

The owner of Jo Jo's Cleaning Service, the vendor who has the contract on cleaning our cabana, has let us know that she will not be renewing with us. Her contract runs out at the end of this month, and we are in the process of contracting with another cleaning company.

Treasurer's Report (Janet DiStaso)

Financial Report August 31, 2025

Current expenses for the month are

\$26,866.69 with a budget of \$31,442.34 or \$4,576.65 under budget

Variances by category:

Administrative: \$1,437.57 under budget

Gates: \$1,541.19 under budget

Grounds/landscaping: \$1,845.24 over budget

Misc./Contingency: \$2,066.68 under budget

Pool/Recreation: \$1,665.77 under budget

Utilities: \$289.32 over budget

Year to date expenses: period 1/1/25-8/31/25

\$225,678.79 with a budget of \$251,546.93 or \$25,867.93 under budget

Current operating account balance \$137,437.93

Accounts receivable \$5,039.61

Net Income \$5,129.18

Vice President's Report/Secretary's Report (Cynthia Kushner) – No report

Community Guidelines Rescinded

Back in July, the current Homeowners Association (HOA) Board initiated a comprehensive review of the 68-page Community Guide. This document had been assembled by the previous Board of Directors and the Architectural Control Committee (ACC) with the intention of simplifying and standardizing the Covenants, Conditions, and Restrictions (CC&Rs) for our community.

Findings from the Review

During the review process, the Board worked closely with our attorney and our property management company, Elite. Through this collaborative effort, it became apparent that the Community Guidelines contained numerous instances where the language and directives did not align with the CC&Rs. In several cases, the Guidelines even contradicted the CC&Rs, creating significant discrepancies between the two documents.

These inconsistencies pose a serious legal risk for the HOA. When non-governing documents like the Community Guide conflict with the official CC&Rs, it can lead to confusion among homeowners, disputes regarding rule enforcement, and potential legal challenges that could undermine the integrity and governance of our community.

Legal and Professional Advice

To address these concerns, the Board sought guidance from our legal counsel as well as Elite. And both parties strongly advised that the Community Guide be rescinded. Their recommendation was based on the fact that the Community Guide was never officially adopted as a governing document and that its continued use could expose the HOA to unnecessary legal complications.

Board Decision

Moving forward, the HOA will govern solely by the CC&Rs and Bylaws, which are the legally recognized and binding documents for our community.

Next Steps

- The Community Guide will no longer be distributed or referenced in HOA communications or enforcement actions.
- All community members are encouraged to familiarize themselves with the CC&Rs and Bylaws, as these documents serve as the exclusive source of community rules and standards.

Board Action

HOA Board President Michael Norrie made the following motion:

On the advice of legal counsel and our property management company, I make a motion that we as Board rescind The Edgewood at Everlands Community Guide. Seconded by Cynthia Kushner. Motion passed unanimously.

Covenant Enforcement Resolution and Instant Fines Schedule Rescinded

The next item on the agenda has to do with a Covenant Enforcement Resolution that was passed by the Board of Directors on February 9, 2025, by unanimous written consent in lieu of a meeting. In doing so, the Board adopted a schedule of instant fines. After consultation with our attorney, it was determined that these instant fines are not enforceable, as homeowners in Florida must receive written notice of a violation and then have 14 days to address the violation before fines can be imposed. This ensures homeowners have a reasonable opportunity to correct violations while maintaining community standards. On the advice of counsel, the Board has determined that it is in the best interest of the Association to rescind the resolution.

Board Action

HOA Board President Michael Norrie made a motion to rescind the Covenant Enforcement Resolution adopted on February 9th, 2025, and that the Board remove references to the rescinded resolution from official documents, enforcement procedures, and any related communications. Seconded by Cynthia Kushner. Motion passed unanimously.

2025 Mulch Replenishment in Common Areas

The next two agenda items are things that would normally be included in an HOA community's landscape contract. The first item is a regular landscaping maintenance item for mulch replenishment in the common areas of the community, including the pool house, pool parking lot, the pump stations, the front entrance, all street trees between the sidewalk and the street throughout the community, the hedge and fence line from the front entrance down Pace Road to St. John's Heritage Parkway and down heritage to the canal, and the natural area in the cul-de-sac on Imperia Court. The total cost of this installation is \$17,800.00 (that cost is inclusive of 180 yards, and materials and labor).

Michael Norrie made a motion to approve the mulch replenishment in the common areas at a cost of \$17,800.00. Seconded by Cynthia Kushner. Motion passed unanimously.

2025 Palm Tree Trimming in Common Areas

There are a total of 143 palms in the common areas around Edgewood at Everlands, and this total includes the palms on the perimeter of the property – This is their annual trimming to be done at a cost of \$5,720.00.

Board Action

Michael Norrie made a motion that the Board approve the annual trimming of the palm trees in the common area, including on the perimeter of the property, at a cost of \$5,720.00. Seconded by Janet DiStaso. Motion passed unanimously.

Drainage work behind 2120 – 2150 Imperia Court and behind 564 and 568 Veridian Circle

HOA Board President Michael Norrie said we have a known drainage issue in the common areas behind several homes on Imperia Court and also behind 564 and 568 Veridian Circle. He said the Association had an ongoing drainage problem in common areas behind a couple of other homes on Veridian some months back and Top Notch Landscape and Irrigation was able to resolve the drainage issue by drilling 2.5 to 3 inch holes in designated areas, filling the holes with drainage

rock and covering them with soil to help the areas percolate faster for the purpose of eliminating standing water for long periods of time.

As this solution was found to be effective where it has been used, Michael shared that the Board would like to try this same drainage fix in the easement behind 2120 through 2150 on Imperia Court and behind 564 and 568 Veridian Circle. The combined total cost for the work behind each of these properties is \$1,950.00. This work will be performed in the common area behind the affected homes and will not involve Top Notch coming onto anyone's private property or bringing out heavy equipment.

Board Action

Michael made a motion that the Board contract with Top Notch Landscape and Irrigation to perform drainage work behind 2120 through 2150 Imperia Court and behind 564 and 568 Veridian Circle at a cost of \$1,950.00. Seconded by Cynthia. Motion passed unanimously.

Renewal – Database Management Agreement with AJW Construction Services LLC for Liftmaster MyQ Subscription for Front Gates

The current database maintenance agreement with AJW expires at the end of this month. The new one-year contract is effective November 1st and includes a monthly cost of 213.00 to be billed in advance, quarterly. We, as a Board, have been very happy with the service we've been receiving from AJW and with the MyQ app.

Board Action

Michael made a motion that the Board renew the Database Management Agreement with AJW Construction Services for the Liftmaster MQ Subscription for the Front Gates for a period of one-year at a monthly cost of \$213.00 to be billed in advance, quarterly. Seconded by Cynthia. Motion passed unanimously.

Appointment to the Architectural Control Committee (ACC)

❖ Stephanie Jones

Homeowner Stephanie Jones at 660 Veridian Circle has graciously agreed to step forward to volunteer her time to serve on the ACC.

Board Action

HOA Board President Michael Norrie made a motion that the Board appoint Stephanie Jones to serve as a member of the Architectural Control Committee. Seconded by Janet. Motion passed unanimously.

Community Speed Limit Change Proposal

Board President Michael Norrie announced that the HOA Board is actively considering a proposal to lower the speed limit in the community. The current posted speed limit of 25 mph may be reduced to either 20 mph or 15 mph. This initiative is driven by requests from residents who have expressed concerns about the safety of children and adults. Many have observed that motorists are frequently traveling through the neighborhood at speeds that exceed safe limits, creating a hazardous environment for everyone.

Michael said ensuring the safety of all residents is a top priority for the Board. Feedback from homeowners thus far has highlighted the need for stricter speed control to protect pedestrians, especially children at play and adults walking throughout the community. The Board recognizes that lower speed limits can contribute to a safer, more welcoming neighborhood atmosphere.

The Board of Directors is committed to making decisions that reflect the needs and wishes of our community members and Michael emphasized that feedback from homeowners is critical in guiding the decision-making process on this important issue. He encouraged homeowners to email comments and suggestions directly to the Board of Directors and to also share their thoughts about the proposed speed limit change during the open forum at this evening's HOA Board meeting. Michael said the Board will review all feedback and consider the best course of action regarding the speed limit reduction at the next HOA Board meeting in November.

HOA Approval (on Appeal) of an Application for Architectural Improvements/Changes Previously Denied by the ACC – 680 Veridian Circle NW (Ratification)

Application for Architectural Approval, previously denied by the Architectural Control Committee (ACC) for 680 Veridian Circle, has been approved on appeal to this body. The Board has approved the homeowners' request for the installation of 15-gallon skyrocket juniper trees by Top Notch Landscaping and Irrigation (to replace the original trees planted by the builder) and the addition of a mulch bed around the inside perimeter of the fence. The Board also retroactively approved the extension of the lanai with pavers at this address, which has already been extended. Per the City of Palm Bay Land Development Department, pavers and slabs without a structure on them can be installed up to the easement line. The HOA Board unanimously approved the homeowners' application on August 28, 2025, with the intention of ratifying the decision at our next regularly scheduled Board meeting tonight.

Board Action

Michael made a motion to ratify HOA approval (on appeal) the application for architectural improvements previously denied by the ACC for 680 Veridian Circle unanimously approved by the Board on August 28th. Seconded by Janet. Motion for ratification unanimously approved.

Families with Children Committee Report – Tony Dumler (Chairman)

Tony spoke about the upcoming Edgewood at Everlands Fall Festival on October 25th, the Halloween House Decorating Contest (with winners to be announced at the Fall Festival) and revealed plans for a communitywide Thanksgiving Food Drive and a "Movie Under the Stars" event for children in November.

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