



Edgewood At Everlands Homeowners Association Inc.

Board of Directors Meeting

765 Veridian Circle, Palm Bay Fl, 32907 – Pool Cabana

Meeting Minutes

Tuesday August 13, 2024

Start Time: 6:00 pm

Complete Time: 7:30 pm

DRAFT VERSION

- I. Call to Order
Board President Tim Paterson at 6:00 pm
- II. Establishment of Quorum at 6:02 pm
Directors Present, Tim Paterson President, Bonnie Castleberry Secretary, 2 of 3 Board Members in attendance.
Additionally, the new managing company Keystone Property Management Group was attended by Chuck Schulze Senior Property Manager & Director of Business Development
- III. Proof of Notice at 6:05 pm
- IV. In accordance with Florida statute 720 and the Governing Documents the meetings notice was posted via:
Posted by the community mailboxes 2 week before meeting
Posted on our website 1 week before meeting
Notified residents that we were recording the meeting for the purposes of meeting minutes and that the recording would be deleted after.
- V. Approval of Minutes from Previous Meeting at 6:07 pm
Previous meeting minutes were recorded by previous management company and have not been received, once we receive them, we will share them
- VI. **Board Reports**

President's Report

Tim Paterson started at 6:09 pm

-Tim announced Charlene resignation from the board.

-Bonnie Castleberry made a motion to accept the resignation

-Tim seconded it

-All were in favor.

-Bonnie Castleberry made a motion to appoint Leeanne Proffitt at Vice President & Treasurer

-Tim Seconded the motion

-All were in favor.

-New Edgewood at Everlands Board Members are:

Tim Paterson – President

Leeanne Proffitt – Vice President & Treasurer

Bonnie Castleberry – Secretary

-Announcement and introduction of Chuck Schulze who is the Senior Property Manager & Director of Business Development.

-Creation of Community Guidebook that can be found on the new Edgewood at Everlands Website that is meant to help simplify the HOA declarations

-Creation of ACC Operations Guide, incorporating drawings, paint color charts and model elevations/plans.

-Creation of Community Website EdgewoodatEverlands.com

-We have been working closely with a towing company that will help us control some of the overnight parking issues that plague us. Lee's Towing Company

-Announcement that Melissa Shoff is heading up the ACC committee and reminding everyone that if you have done any exterior alterations to please send these requests to ACC.Edgewood@gmail.com

-Tim has worked with our attorney to complete the Edgewood at Everlands Appeals & Hearing Panel. This will be chaired by Robert Shoff. This committee will work with homeowners who have received violations and

then fines. They will determine if the fine is valid or not as per our HOA declarations.

- Tim discussed the Blue Stream Media contract and informed homeowners that it was signed for 10 years and of the hefty fine that would be charged to us if we broke the contract early.

- Continuing to work with Dixie Landscaping, now that we have Keystone in place please forward these issues to Edgewood@Keyirc.com

- Repairs completed are bathrooms locks replaced, several fence repairs due to people climbing the fence to gain access to the pool, installation of wildlife signs at both ends of the pond and pool filter replacement and equipment repairs

- Informed that the new gates (3rd version) are expected to be installed in September and asked residents to please go to EdgewoodatEverlands.com website to complete the Gate Access Request form and send it to Edgewood@keyirc.com

Treasurer's Report

- Leeanne Proffitt started 6:25 pm

- Explanation that we are still waiting on banking information from the previous management company.

- Discussed late dues and that they were never addressed by the previous management company and that we are now in the process of working with the attorneys to place liens on these homes.

- Requested homeowners to please make sure that they have completed the updated Keystone packet so that they do not start getting late fees on their HOA dues.

- We have paused the installation of flowers at the front of the entrance until the gates and cameras have been installed.

- Talked about possibly lowering the number of times that the cleaning lady comes to clean the cabana to save some money.

Secretary's Report

Bonnie Castleberry started 6:42 pm

-Discussed the pin pad access that is at the pool and that the IP address has been misplaced by the previous management. Working on a better solution for pool access

-Discussed the issue that we are having with fencing/plants placed over drainage areas and swells and the need to involve the lawyers to address flooding concerns

VII. Old Business

Tim started at 6:45 pm

Governing documents – Proposed Changes Discussion, Community Guidebook added to Edgewoodateverlands.com website for residents.

VIII. New Business

Tim stated that 6:47 pm

None

IX. Open Forum

Tim started that 6:49 pm

It was apparent that many residents were concerned that information has always been lacking, way before the new Board took over in March'24, better communication and context were required so that everyone can see what's happening within the community. A few residents expressed the need for open transparency regarding such things as the budget and financial status, which the Board assured they would get, as soon as more data was sent to us. The need for all residents to complete both the Keystone pages and the Gate access form were also discussed, with the Board expressing the need for actions to address this shortfall should be a priority.

X. Adjournment

Bonnie Castleberry moved; Leeanne Proffitt seconded for adjournment. All in favor. The meeting adjourned at 7:30 pm.