

**Edgewood at Everlands Homeowners Association, Inc.
Board of Directors Meeting**

Location: Virtual via Zoom

Tuesday, November 4, 2025

Meeting Minutes

Call to Order – Meeting was called to order by Michael Norrie at 3:00 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, Property Manager Christina Bush, LCAM from 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: October 7, 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 on the Board of Directors 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) – No report

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

Old Business

Proposed Speed Limit Change

HOA Board President Michael Norrie reported the Board is considering requests received from several homeowners to lower the speed limit on our streets from the current 25 mph to 20 or 15 mph. The Board has been soliciting input from residents about the speed limit change and will continue to do so until our next HOA Board meeting on November 17th when the Board will take a formal vote on the matter. Michael reminded residents who have not yet weighed in to write to the Board at the BOD email address and share their thoughts. Feedback and suggestions from homeowners will be included in our upcoming Board decision.

New Business

Homeowner Appeal to the HOA Board of Directors of an Application Previously Denied by the Architectural Control Committee (ACC)

Homeowner Benjamin Eckhart made an Appeal to the HOA Board of his application for Architectural Improvements/Changes previously denied by the Architectural Control Committee to fly a Defund the HOA Flag in the front yard of his home at 2140 Imperia Court NW. The ACC and the Board have the authority to approve or deny flags or banners visible from outside.

After some discussion, Board President Michael Norrie made a motion to uphold the previous denial by the ACC of homeowner Benjamin Eckhart's request to display a Defund the HOA Flag in his front yard at 2140 Imperia Court, the Board citing Article 13, Section 26 and Article 19, Section 4 (Community Standards) as reasons to uphold the previous denial. Seconded by Treasurer Janet DiStaso. Motion approved and the appeal was unanimously denied.

\$250.00 "Resale Contribution"

This fee was established under the authority granted by Article 17, Section 11 of the Declarations, which allows the Board to set a fee payable to the Association upon each conveyance of ownership interest in a property, except for transfers by the Developer or Builder.

Board President Michael Norrie said since the implementation of the Resale Contribution by the previous Board on May 15, 2024, several residents have expressed concerns about the impact of this fee. Some homeowners considering selling their properties and their realtors have noted that buyers already face numerous costs in the process of purchasing a home. The additional \$250.00 fee can further complicate sales, especially in the current challenging real estate market. Residents have voiced that this fee makes properties less attractive to potential buyers and may hinder successful transactions. The Board felt this fee set our HOA apart from others, potentially putting us at a disadvantage in attracting buyers.

Michael Norrie made a motion to rescind the \$250.00 “Resale Contribution” previously approved by the Board of Directors on the 15th of May, 2024. Seconded by Janet DiStaso. Motion passed unanimously and the \$250.00 “Resale Contribution” is hereby rescinded.

Records/Information Request Policy

Board President Michael Norrie explained that the Board has recently had requests from homeowners for records and information, which is a homeowner’s right to ask of an HOA. However, as we previously have not had a specific policy in place regarding requests for documents, we were advised by our attorney to create such a policy. Depending on what’s being requested, the process of honoring the request for information can be labor intensive and there may be a cost associated with it.

Under Florida Statutes governing HOA records, HOAs may charge up to 25 cents per page and if extensive preparation is needed, they can charge up to \$20.00 per hour for the time spent by personnel. In our case, it would be personnel working for our property management company. An HOA can also adopt reasonable rules to limit the frequency of requests, especially if excessive requests hinder the Association’s ability to operate effectively.

In an effort to balance homeowner rights with the operational needs of the Association, Michael Norrie made a motion that the Board adopt the following policy which limits each homeowner’s document requests to once per month and establishes a fee structure of 25 cents per page for documentation requested and up to \$20.00 per hour for personnel time required for extensive preparation. Motion was seconded by Janet DiStaso. Motion passed unanimously.

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

Adjournment

Michael Norrie made a motion to adjourn the meeting Seconded by Cynthia Kushner. Meeting was adjourned at 3:33 p.m.