



Edgewater Condominiums

Board Meeting Agenda



Date: Monday September 15, 2025

Time: 5:00 PM

Location: Edgewater Recreation Area

*IF YOU ARE UNABLE TO ATTEND, THE MEETING WILL BE ONLINE USING MICROSOFT TEAMS. SCAN QR CODE TO JOIN THE MEETING or TYPE IN WEB ADDRESS:
<https://teams.live.com/joinmeeting/9373228528183?p=IfLPSPte8HLB6dJQ6j>*

If you would like to speak on any AGENDA item sign up on the request to speak sheet. Owner comments will take place AFTER the agenda item is discussed by the Board of Directors. Each speaker will be limited to three minutes.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF May 19, 2025, Board Meeting Minutes
4. TREASURERS REPORT
 - a. Account Balances
5. OLD BUSINESS
 - a. Edgewater sign discussion
6. NEW BUSINESS
 - a. Resurface of Tennis Court – approval of Reserve expenditure not to exceed \$11,000 to resurface tennis court in October of 2025
 - b. Roof replacements – approval of Reserve expenditure not to exceed \$305,000 to replace 22 roofs with Senez roofing in November 2025
 - c. Sweetgum Pool resurface – discussion of possible resurfacing of Sweetgum Pool in the upcoming winter months
 - d. Discussion on updating Edgewater pet policy
7. MANAGER'S REPORT
8. ADJOURNMENT

OPEN FORUM

In condominiums, a board may not take action on any item at a board meeting unless the item was placed on the posted agenda. However, emergency matters not included on the agenda may be taken up if approved by a majority of the board, plus one, and the item is ratified at the next meeting of the board with proper posting.