

## EDGEWATER CONDOMINIUMS

A Corporation Not-For-Profit

### BOARD MEETING MINUTES

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Monday, May 6, 2024

2:00 PM

Deltona Community Center

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I. **Invocation and Pledge to the Flag:**

Invocation Presented by Board President Michael Amoroso.

II. **Call to Order:** The meeting was called to order at 2:00 p.m. by Board President Michael Amoroso. Board President requested for Secretary Daniel Feierman to preside over the meeting.

III. **Roll Call:**

**Present:** 5 - President Michael Amoroso  
Vice President Vivette Jordan  
Second Vice President Lisa Sikes  
Treasurer Zachary Huffman  
Secretary Daniel Feierman

IV. **Treasurer's Report:**

Treasurer Zachary Huffman reported financials as of May 6, 2024, posted on the Edgewater Condominiums website.

**Motion by Secretary Daniel Feierman, seconded by Vice President Vivette Jordan, to approve the Treasurer's Report, as presented. The motion carried by the following vote:**

**For:** 5 – President Michael Amoroso, Vice President Vivette Jordan, Second Vice Lisa Sikes, Treasurer Zachary Huffman, Secretary Daniel Feierman

V. **New Business:**

**Request for Residential Screening Committee**

Secretary Daniel Feierman requested on behalf of the Board for volunteers to assist the LCAM in class instruction, reviewing applications, and background checks.

**Rights of Family Members Residing in Owner Units**

Secretary Daniel Feierman went over what constitutes as a family member residing in an owner unit. The family member living in the unit must have a uniform lease on file but will not be considered as a rental of the unit. Majority Board approval must be made when the owner is not residing in the unit.

**Motion by Secretary Daniel Feierman, seconded by President Michael Amoroso, to approve the Rights of Family Members Residing in Owner Units, as presented. The motion carried by the following vote:**

**For:** 5 – President Michael Amoroso, Vice President Vivette Jordan, Second Vice Lisa Sikes, Treasurer Zachary Huffman, Secretary Daniel Feierman

**Estoppel Policy and Raising Fees**

Secretary Daniel Feierman discussed the history of estoppel fee increases through Edgewater Condominiums. As of July 2022, the Department of Business and Professional Regulations published updated estoppel fees. Estoppel standards requesting to be raised to \$299 (\$49 increase), rush request in three days to \$418 (\$68 increase), and if account delinquent to \$478 (\$78 increase).

**Motion by Secretary Daniel Feierman, seconded by President Michael Amoroso, to approve Raising Estoppel fees, as presented. Motion postponed by the following votes and to be discussed at a later date:**

**For:** 2 – President Michael Amoroso, Secretary Daniel Feierman.

**Against:** 2 – Treasurer Zachary Huffman, Vice President Vivette Jordan

**Undecided:** 1 – Second Vice President Lisa Sikes

**Insurance Change**

Secretary Daniel Feierman discussed insurance has been switched from IOA to Franklin Hamilton. Citizen's Insurance covers \$295,000 per property. An increase of \$79,000 over last year but with better coverage. A loss limit policy is being explored with a better price option and deductibles. These quotes would have been denied if the Board had not already completed roof and electrical inspections which passed. \$415,613 is currently in the insurance account with an adding \$8,000 per month. In a worse-case scenario, insurance cost total will be \$330,000 in 2024 leaving over \$90,000 in the account after the June 10, 2024, renewal.

VI. **Manager's Report:**

LCAM Rachel Amoroso reported the manager's report as of May 6, 2024, posted on the Edgewater Condominiums website and emailed to unit owners.

LCAM requested each unit owner to inspect their fire alarms and provide inspection forms to the office to keep the cost at \$50 from \$4000. Moving forward, an annual fire inspection will cost the association \$725.

**Motion by Secretary Daniel Feierman, seconded by Vice President Vivette Jordan, to approve the Manager's Report, as presented. The motion carried by the following vote:**

**For:** 5 – President Michael Amoroso, Vice President Vivette Jordan, Second Vice President Lisa Sikes, Treasurer Zachary Huffman, Secretary Daniel Feierman

**VII. Comments From the Board:**

Secretary Daniel Feierman discussed with interest in transparency; the Board wanted to make unit owners aware of potential litigation against the association. An email had been circulating requesting unit owners to join in on the lawsuit. The association and attorney have not been made aware of a lawsuit nor has one been recorded at the Clerk of Courts. The Board requested that if unit owners feel the association is lacking transparency, equality, competent management, and / or responsibility, the Board welcomes your concerns. The Board requested understanding that litigation costs the association, hence owners, attorney fees. The records request policy is listed on the Edgewater Condominiums website.

**VIII. Adjournment:**

**Motion by Secretary Daniel Feierman, seconded by Vice President Viette Jordan to adjourn the Board Meeting. The motion carried by the following vote:**

**For:** 5 – President Michael Amoroso, Vice President Vivette Jordan, Second Vice President Lisa Sikes, Treasurer Zachary Huffman, Secretary Daniel Feierman

**Meeting adjourned at 2:17PM.**

**Open Forum followed.**

**Minutes submitted by Secretary Daniel Feierman**