

EDGEWATER CONDOMINIUMS

A Corporation Not-For-Profit

BOARD MEETING MINUTES

Monday, September 23, 2024

6:00 PM

Deltona Community Center

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 6:00 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. **Approval of May 6, 2024, Minutes**

Motion by Secretary Daniel Feierman, seconded by President Michael Amoroso, to approve the Minutes, 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. **Treasurer's Report:**

Treasurer Zachary Huffman reported financials as of September 23, 2024

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

VI. **Old Business:**

Estoppel Policy and Raising Fees

Secretary Daniel Feierman discussed estoppel fee increases through Edgewater Condominiums. Estoppel standards requesting to be raised to \$250, rush request in three days to \$369, and if account delinquent to \$429.

Motion by Secretary Daniel Feierman, seconded by Vice President Vivette Jordan, to approve the Estoppel Fees Increase, 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

VII. **New Business:**

Vote on Changes to Rules and Regulations, Permit Requirements, and Minor Grammatical Errors.

Secretary Daniel Feierman reviewed changes to rules and regulations, specifically allowing small toys (specifically made for pool use) at the pool with respect of other pool guests. Permit requirements discussed for screen enclosures, window replacement, water heater / air conditioner replacement, and all electrical or plumbing work.

Motion by Secretary Daniel Feierman, seconded by Vice President Vivette Jordan, to approve the Changes to Rules and Regulations, Permit Requirements, and Minor Grammatical Errors, 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

2025 Pool Heating Procedure

Secretary Daniel Feierman reviewed the Pool Heating Procedure for 2025. Voted on last year, the heat at Sweetgum Pool will be turned on the first Tuesday of November (11/05/2024). The heat will be turned off at Sweetgum Pool on the last Monday of January (01/27/2025). The heat at Magnolia Pool will be turned on the 4th Friday in January (01/24/2025) and turned off on the third Friday of April (04/18/2025). Both pools will be set at 84 degrees from turn on date until turn off date. Safety checks by Universal Heat and Air will be completed of both heaters in the first week of October. The policy will be re-visited in September of 2025.

Motion by Secretary Daniel Feierman, seconded by Vice President Vivette Jordan, to approve the 2025 Pool Heating Procedure, 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

VIII. Manager's Report:

LCAM Rachel Amoroso reported the manager's report as of September 23, 2024. LCAM requested if owners have not completed their fire alarm inspection to contact the office so the form could be provided.

LCAM requested a motion to approve to post to the Edgewater Condominiums website and sent to all owners who have signed up for electronic consent.

Motion by Secretary Daniel Feerman, seconded by President Michael Amoroso, 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 Feerman

IX. Adjournment:

Motion by Secretary Daniel Feerman, seconded by President Michael Amoroso 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 Feerman

Meeting adjourned at 6:16PM.

Open Forum followed.

Minutes submitted by Secretary Daniel Feerman