

EDGEWATER CONDOMINIUM APTS OF DELTONA FL, INC

**APPROVED MINUTES  
SEPTEMBER 15, 2025, BOARD MEETING  
5:00PM  
EDGEWATER RECREATION AREA  
DELTONA, FL 32725**

**A. ROLL CALL**

BOARD MEMBERS PRESENT:

Dara Amlung (by phone), Daniel Feerman, Zachary Huffman, Vivette Jordan, Lisa Sikes

BOARD MEMBERS EXCUSED: None

OTHERS PRESENT:

LCAM Rachel Amoroso and Administrative Assistant Allison Diorio

President Daniel Feerman called the meeting to order at 5:00 pm

Daniel opened with the Pledge of Allegiance and a few words in memory of Mike Amoroso

**B. AGENDA ITEMS**

1. Vivette made a motion to approve the Minutes of May 19, 2025 Board Meeting minutes as presented. Zack seconded the motion, and the motion passed unanimously
2. Zack read the treasurer's report
3. Old Business:
  - a. Edgewater Sign: Zach made a motion to approve Don Bell Signs in the amount of \$11,800 for a 4'x7' Edgewater Monument Sign. Vivette seconded the motion. Motion passed unanimously
4. New Business:
  - a. Tennis Court resurface: Pending additional bids, Vivette made a motion to approve reserve spending up to \$11,000 to resurface the tennis court in November 2025. Zach seconded. Motion passed unanimously.
  - b. Roof replacements: Lisa made a motion to approve no more than \$305,000 to replace 22 roofs beginning November 2025. Vivette seconded the motion. Motion passed unanimously
  - c. Sweetgum Pool resurface: Zach made a motion to table approval of this project until the November budget meeting. Vivette seconded the motion. Motion passed unanimously
  - d. Discussion on updating pet policy: Board unanimously approved sending a survey to all unit owners along with the annual mailing to get unit owners opinion on updating Edgewater's pet policy
5. Manager's Report: LCAM Rachel Amoroso read the managers' report, and the Board agreed unanimously that she can post it to the website.

Meeting adjourned at 5:31pm

Open Forum followed