

**APPROVED MINUTES: EDGEWATER CONDOMINIUMS BOARD MEETING**

**DATE:** Apr. 24, 2023. **START TIME:** 6:00PM **LOCATION:** Edgewater Recreation Area; also hosted online utilizing Microsoft Teams.

**PRESIDER:** Mike Amoroso, Board President      Pledge of Allegiance.      Prayer followed.

**I.** Call to Order: 6:02PM – Michael Amoroso

- II.** Roll Call – Daniel Feierman  
Vice President Vivette Jordan **Present**  
Director Lisa Sikes **Present**  
Treasurer Zachary Huffman **Present**  
Secretary Daniel Feierman **Present**  
President Michael Amoroso **Present**  
**LCAM Rachel Amoroso was also present.**

- III.** Approval for February 27, 2023, Board Meeting Minutes  
**Motion to approve previous meeting minutes carried 5-0.**  
No comments.

- IV.** Treasurer’s Report  
Financials – Treasurer Zachary Huffman  
Treasurer Zachary Huffman went over operating balances of \$87,402, Insurance of \$580,763, and Reserves of \$665,384, totaling just over \$1.3 Million.  
**Motion to approve treasurer's report carried 5-0.**  
No comments.

- V.** New Business  
Edgewater Cleaning Day - Secretary Daniel Feierman  
Secretary Daniel Feierman began speaking about the Edgewater Cleaning Day named Beautify Edgewater. The event will consist of cleaning up debris on June 17, 2023. Prior, flyers will be produced to post up reminding owners and tenants to “Pick up your trash.” Daniel disclosed walking around every weekend seeing trash in areas of the grass. Daniel referenced the City of Deltona performed a similar event which succeeded. Additional postings will be added to the Edgewater Facebook Group as well as post the flyers.

- VI.** Manager’s Report  
President Michael Amoroso stated a copy of the Manager’s Report will be posted with the Meeting Minutes. **MANAGERS REPORT ATTACHED**  
Manager’s Report – LCAM Rachel Amoroso

- VII.** Old Business  
Painting Project – Angel with United Painting  
Angel with United Painting provided a breakdown of how his painting team is working to complete the painting project. Angel stated he went over everything with LCAM Rachel Amoroso and the Board regarding his goal of painting nine buildings every week, but it does not mean the buildings will be painted 100%. He explained the painters are leaving the buildings painted at 90% and then have his team return to paint

railings, floors, steps, and stoops. His team is installing new LED lights after the paint is dry. There is a team performing all the prep work such as covering windows and taping areas not to be painted. There is a possibility the windows will be covered for up to two weeks. Angel requested if his crew could work on Saturdays to speed up the process. LCAM requested when you received the notice on the door, please make sure to remove all objects by the start date on this notice. This includes hanging signs. A question was asked about the numbers being visible when the buildings are painted. LCAM mentioned she has spoken with Angel to ensure the numbers by the doors are placed back and painted before leaving.

Angel requested that the Board allow the painters to work on Saturday. An additional request was made that the Board allow one painter to transport paint utilizing one of Edgewater's golf-carts. LCAM confirmed they have auto insurance and are covered for workman's compensation insurance.

**Motion to approve painters working on Saturday carried 5-0.**

**Motion to approve one painter to use Edgewater Golf Cart for paint transport carried 5-0.**

No comments.

#### VIII. **Adjournment**

President Michael Amoroso made a motion to adjourn the meeting.

**Motion to adjourn Carried 5-0.**

Meeting adjourned at 6:16PM.

Open Forum followed.

Minutes submitted by Secretary Daniel Feierman

## Managers' Report 4/24/2023

We have completed 78 work orders, 43 called in by owners, 35 created by management. We have one owner request for rocks on hold until the painting is complete, and 4 office work orders in progress.

Quarterly weed spraying was completed in March. Next scheduled spraying is scheduled for the week of June 12<sup>th</sup>.

Staff completed property walks every week in March and April. 3 major overgrown areas have been cleaned up and 2 more are scheduled.

Landscape committee chair Kate made significant progress working with the landscapers. She has asked me to request more volunteers.

Maintenance staff checked and repaired irrigation once per week throughout March and April

In March, the entire ditch from Perimeter to Lakeshore was cleaned out and two days of tree trimming were completed.

The hazardous sidewalk on Live Oak was removed and replaced. All other areas for replacement have been marked and we are currently waiting on bids.

ACCOUNTS RECEIVABLE: One account over 30 days past due.

As of April 1, Edgewater is under budget \$38,000.

SALES: Two condos at Edgewater are scheduled to close in May for \$150,000 and \$165,000

There are currently 3 condos listed for sale with an average advertised price of \$189,966.

3 condos have sold at Edgewater in 2023, with an average selling price of \$161,000.

As of April 24, 2023, Edgewater has 84 rentals or 26.9%, 60 snowbirds, and 168 year-round. The average rent is \$1,192. Highest at \$1650 and lowest at \$800