

APPROVED MINUTES: EDGEWATER CONDOMINIUMS BOARD MEETING

DATE: Feb. 27, 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. Treasurer’s Report
Financials – Treasurer Zachary Huffman
Treasurer Zachary Huffman went over operating balances of \$103,655, Insurance of \$570,304, and Reserves of \$632,656, totaling just over \$1.3 Million.

Zachary requested approval for Zelle to be used to pay monthly assessments.

Motion to approve treasurer's report and approve Zelle carried 5-0.

No comments.

IV. Old Business – President Michael Amoroso
President Michael Amoroso began speaking about the painting project for the condos. Initial comment from Lucille Conrardy requesting the boards to be checked to ensure rotting has not occurred before painting as well as color changes. Michael stated there can be a discussion before painting begins in March. No other comments. Bids are being negotiated for March with two painting companies. LCAM Rachel Amoroso stated colors cannot be changed as it required 2/3 of the owners to vote on the changes of colors. Michael stated the rule is within the official documents of Edgewater.

V. New Business – President Michael Amoroso
President Michael Amoroso began speaking about updates on the repair of the heating of the Sweet Gum Pool. Stated replacement of the heater is scheduled for tomorrow and the Board is requested today to approve spending on replacing the heater. Initial comment from Lucille Conrardy stating she wanted it to be known there are a lot of owners including herself who are disappointed the repairs have taken months. Secretary Daniel Feierman explained it had been down since the last board and the decision trickled down to the new

board for the bids. The Board has been working diligently to accept a bid and vote on it today to be approved. Lucille inquired about the electrical regarding Sweetgum Pool about what is being done. Bill King assisted in looking at it this past Saturday and was able to get the pool pump running and found a line broken underground, Caulkin Electric is scheduled to be onsite no later than Thursday. Bill believes the heater is running at the required voltage, so it should not be an issue. Due to lights not being on in the bathrooms as well, this will continue to be an issue until electric is repaired.

Motion to replace the Sweetgum Pool heater Carried 5-0.

New Committees – Secretary Daniel Feierman

Secretary Daniel Feierman began speaking about two new committees to be implemented. Daniel discussed the landscaping committee will work with the board liaisons to suggest landscape improvements to the Board for approval. The committee will also work with the board liaisons and LCAM to suggest scope of work for landscaping crew as well as maintenance staff. Committee will not direct crew or staff unless requested by management through the Board of Directors. Vice President Vivette Jordan and Director Lisa Sikes agreed to be liaisons. Four volunteers signed up for the committee.

Daniel discussed the fining committee is crucial in levying fines for residents who fail to comply with Edgewater's declaration, bylaws, or rules. The role of the committee is limited to determining whether to confirm or reject the fine levied by the Board. The committee must consist of at least three members without the need for a liaison. LCAM Rachel Amoroso discussed the fining committee in more detail. If the Board wants to fine an owner, a fining committee is needed to approve or decline the fine by law. Three volunteers signed up for the committee.

VI. **Adjournment**

President Michael Amoroso made a motion to adjourn the meeting.

Motion to adjourn Carried 5-0.

Meeting adjourned at 6:14PM.

Open Forum followed.

Minutes submitted by Secretary Daniel Feierman