

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
February 11, 2026

Present: Todd Edwards, Suzanne Thompson, Elizabeth Miller, Michael Adere,
Anne Benedicto, Valerie Smith, and Mary Lynn Sallette, Community Manager.

Absent: Sean Cummings, Cookie Sewell, and Maria Grier.

Guests: None.

Quorum: Quorum was achieved.

I. Call to order

Todd Edwards called the meeting to order at 7:00 p.m.

II. President's Report

Todd Edwards said he is still looking forward to Spring. He urged everyone to be safe and to help their neighbors.

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Anne Benedicto made a motion to approve the January minutes.
Suzanne Thompson seconded the motion that was unanimously approved.

V. Open Forum

V. Committee Reports

A. ARB

The agenda was included from the previous meeting.

B. Open Space

No report.

C. Pool and Rec Committee

No report.

VI. Old Business

None.

VII. New Business

A. ARB committee

Joan Hoopengardner agreed to serve another term on the ARB. This needs to be approved by the BOT.

Motion: Suzanne Thompson made a motion to approve Joan Hoopengardner to serve another term on the ARB. Anne Benedicto seconded the motion that carried unanimously.

B. Pool Maintenance fee for Newgate Forest

Members discussed increasing the pool maintenance fee for Newgate Forest.

Motion: Valerie Smith made a motion to increase the pool maintenance fee to \$500.00 for Newgate Forest residents. Anne Benedicto seconded the motion which carried. Elizabeth Miller voted against the motion.

VIII. Management Report

D. Income and Expense

The December Income and Expense reports were approved.

E. Delinquencies

IX. Community Update

X. Todd Edwards adjourned the meeting at 7:25 p.m.