

Centre Ridge Regent  
Board of Trustee Minutes  
14275 Uniform Drive  
October 8, 2025

Present: Todd Edwards, Michael Adere, Suzanne Thompson, Maria Grier, Anne Benedicto, Valerie Smith, Cookie Sewell, and Mary Lynn Sallette, Community Manager.

Absent: Sean Cummings and Elizabeth Miller.

Guests: Jeff Danzig and Brian Osbourne.

Quorum: Quorum was achieved.

I. Call to order

Todd Edwards called the meeting to order at 7:55 p.m.

Ia. Election of Officers

Motion: Michael Adere made a motion to keep the current slate of officers. Anne Benedicto seconded the motion that carried unanimously. The officers are: Todd Edwards-President, Michael Adere-Vice-president, Suzanne Thompson-Secretary, Elizabeth Miller-Treasurer.

II. President's Report

Todd Edwards said Fall is here.

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Anne Benedicto made a motion to approve the September minutes. Maria Grier seconded the motion. The motion was unanimously approved.

V. Open Forum

V. Committee Reports

A. ARB

The agenda was included from the previous meeting. The October ARB meeting is rescheduled for October 15.

B. Open Space

Dying trees continue to be a problem throughout the community.

C. Pool and Rec Committee

No report.

## VI. Old Business

None.

## VII. New Business

### A. 2026 Budget

Brian Osbourne, our accountant, presented the 2026 Draft Budget.

Motion: Suzanne Thompson made a motion to approve the 2026 Budget, noting the general assessment would increase \$11.00 per quarter to \$235.00 and the neighborhood assessment would increase \$3.00 per quarter to \$80.00. Single family homes will pay \$235.00 per quarter, and townhomes will pay \$315.00 per quarter. Anne Benedicto seconded the motion that carried unanimously.

### B. N V Trees Inc proposal

Members reviewed a proposal for tree work in the community from N V Trees Inc.

Motion: Michael Adere made a motion to approve the N V Trees Inc. proposal for tree work in the community. Cookie Sewell seconded the motion that carried unanimously.

### C. Verizon easement on Papilion Way

The Board of Trustees approved the Verizon easement on Meadow Glade Lane and Papilion Way.

## VIII. Management Report

### D. Income and Expense

The August Income and Expense report was approved.

### E. Delinquencies

## IX. Community Update

X. Todd Edwards adjourned the meeting at 8:45 p.m.