Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
September 9, 2026

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

Absent: Sean Cummings and Cookie Sewell.
Guests: Angela Caesar.
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 the community had made it through the summer, and the residents had a good pool season. He asked everyone to keep their eyes open as they drive through the community now that school is open.

III. Minutes

The minutes of the August meeting were reviewed.

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

V. Open Forum

Angela Caesar talked to the Board of Trustees about the rat problem and gardens on Overcoat Lane.

V. Committee Reports

A. ARB

The agenda was included from the previous meeting.

B. Open Space

No report.

C. Pool and Rec Committee

The wading pool pump motor had to be replaced on September 4, 2026.

VI. Old Business

None.

VII. New Business

A. Landscape contract

The Board of Trustees reviewed the proposals from Brightview Landscape and Shenandoah Landscape Services.

Motion: Elizabeth Miller made a motion to approve the Brightview Landscape contract with a performance clause with so many days to correct the issue, deleting the automatic renewal, and allowing thirty days to pay invoices. Michael Adere seconded the motion that carried unanimously.

B. Wading pool pump

The wading pool pump had to be replaced on September 4, 2026. This will be paid from the Capital Reserve account.

Motion: Anne Benedicto made a motion to approve the Premier Aquatics proposal for $3245.00, seconded by Michael Adere. The motion carried unanimously.

C. Parking space and curb box painting.

The Board of Trustees approved the expenditure of $1500.00 from the Capital Reserve account for parking space and curb box painting on Sharps Drive and Haysickle Court.

VIII. Management Report

D. Income and Expense

The July Income and Expense reports were approved.

E. Delinquencies

IX. Community Update

X. Todd Edwards adjourned the meeting at 7:50 p.m.