

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
August 13, 2025

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

Absent: Sean Cummings and Suzanne Thompson.

Guests: Ms. Kim and Jeff Danzig.

Quorum: Quorum was achieved.

I. Call to order

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

Motion: Anne Benedicto made a motion to adjourn to executive session, seconded by Valerie Smith. The motion carried unanimously.

Ms. Kim addressed the Board regarding a noise complaint at 14272 Glade Spring Drive.

Michael Adere made a motion to adjourn from executive session. Anne Benedicto seconded the motion that carried unanimously.

Motion: Anne Benedicto made a motion to have Mary Lynn Sallette investigate the noise complaint. Pending the outcome, Jeff Danzig is authorized to send a letter regarding the complaint with the approval of Todd Edwards, Board President. Michael Adere seconded the motion which carried unanimously.

II. President's Report

Todd Edwards said summer is almost over and school will start soon.

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Anne Benedicto made a motion to approve the June minutes. Suzanne Thompson seconded the motion. The motion was approved. Todd Edwards and Elizabeth Miller abstained from the vote.

V. Open Forum

V. Committee Reports

A. ARB

The agenda was included from the previous meeting. The September ARB meeting is rescheduled for September 18.

B. Open Space

C. Pool and Rec Committee

The pool is getting ready to close for the season.

VI. Old Business

None.

VII. New Business

A. Premier Aquatics proposal

Members reviewed a proposal to redo the whitecoat, tile, and coping stones at the pool.

This was tabled.

Members approved the pool winterization. Mary Lynn Sallette will try to get the algacide at a lower price.

B. Mailbox work

Members reviewed completed work by Mainstreet Mailboxes and Alvarado's Painting in the townhome areas of the community. This will be paid from the Neighborhood Reserves.

Motion: Anne Benedicto made a motion to approve the proposals from Mainstreet Mailboxes and Alvarado's Painting for the mailboxes in the townhome areas of the community. Valerie Smith seconded the motion that carried unanimously.

C. Tree Work

Members reviewed proposals regarding completed tree work.

Motion: Michael Adere made a motion to approve the tree work proposals from NV Tree Experts and Brightview Landscaping. Anne Benedicto seconded the motion that carried unanimously.

VIII. Management Report

D. Income and Expense

The May and June Income and Expense reports were approved.

E. Delinquencies

IX. Community Update

X. Todd Edwards adjourned the meeting at 8:10 p.m.