

Edgewood Homeowner's Annual Meeting December 11, 2024

Jerry Miller, President, called the meeting to order at 5:00 p.m.

Board Members present- Jerry Miller, Donna Newman, Carl McCaffree, Nancy Madeira, Lynn Roh, Denise Easley and Melissa Gregory
A Quorum was established.

Property Manager Jim Freed was in attendance.

Twenty-two residents were in attendance.

The 2023 minutes of the annual meeting are posted on the hoaedg.com website. They were approved.

Jerry Miller reported the need to increase the homeowner's monthly dues by \$100, which Jim Freed will discuss. The previous annual assessment of \$600/yr will not be renewed. He commented on the reasoning behind raising the dues rather than using special assessments to cover Edgewood's expenses, which continue to increase yearly.

Jim Freed discussed saving about \$24,000 by reducing the Gate Attendant's hours from 59 hours a week to 40 hours Monday - Friday and eliminating Saturday. Jerry Miller later asked for a "straw" vote on whether to reduce the Gate Attendant's hours. The "straw" vote was even with proxy votes (10 to 10). After the meeting, the board tabled the gate change hour until midyear, when 2025 expenses are available. Then, it will make a recommendation to be reviewed to determine whether the board will suggest the passage of a motion to reduce gate attendants' hours.

Jerry Miller recommended Tim Lair be chair of a new committee to look for any cost-cutting expenses that may have been overlooked.

Jerry Miller had the Board Members introduce themselves and what areas they were in charge of -

Donna Newman - Special Projects

Denise Easley - Structures/Design Review

Melissa Gregory - Grounds

Lynn Roh - Pool/Decl/Cabana

Nancy Madeira - Secretary, communications (website hoaedg.com) and Gate Security - new gate opener

Carl McCaffree - Treasurer

There were no applications for Board positions. Carl McCaffree, Donna Newman, and Lynn Roh agreed to continue on the Board for the next three years and were voted in.

The meeting was adjourned.

Respectfully submitted,
Nancy Madeira, Secretary