

THE EDGE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS – MEETING MINUTES

Thursday, April 30, 2026

In attendance: Grant Wilson, Jordan Sensibar, Jen Ferguson, Christian Yungbluth

Absent: Jeffery Watts

I. Call to Order - 5:00 PM

II. Approval of Minutes – March 26, 2026 Board Meeting

Correct section VII to read ‘repositioned’ wheel stops versus ‘replaced’. Motion to approve with changes by Grant, seconded by Jordan. Approved - 4

III. Financials

- Reviewed balance sheet, aging report, reserves and CD accounts and are on track with budget/reserves.
- Hunt to review owner accounts with balances related to fobs and repair charges to verify charges are accurate and reach out to owners about account balances and how to make payments. Send final demand letter to delinquent unit owner.
- Payment for the new fob system to come out of operating budget (no transfer from reserves).
- Approval of opening a smart reserve account with Equitable Bank to achieve more favorable rates for reserve funds. Motion to approve by Jordan, seconded by Christian. Ayes – 4
- Do not renew CD; role funds into new reserve account.

IV. Owner Matters

- Updated Rental List
 - Currently, 4 units are on the rental list.
- Updates on Owner Requests in TownSq
 - Reviewed the status of owner requests; all requests have been addressed at this time.

V. Maintenance Calendar Update(s)

- Reviewed maintenance tasks for April and May. Total Mechanical visit at end of April/early May for HVAC; WeatherPro to do roof inspection; Steve to provide a report on the items he/Hunt are responsible for inspecting.

VI. Project Excel Sheet

- Add details as needed.

VII. Old Business

- Window cleaning scheduled for June 15th after completion of exterior painting. Hunt to get a quote for cleaning the ground floor windows around the entryway and fitness center.
- Received flooring samples from Carpetland USA and can make a final selection in June for the first floor.
- Hunt to get a quote from Total Mechanical for wiring work that could address the venting issues some residents have reported.
- Check status of new door handle for the front entry door.
- Contact cleaning company about deep cleaning of the gym equipment per updated charges for service.

VIII. New Business

- Ratify –
 - N/A
- Weekly updates on the progress of exterior painting will be shared with residents as a communication. Send notice to remove lockboxes on the railing near loading dock doors.
- Replacement of fire panel system. Motion to approve by Christian, second by Grant. Approved - 4

- Property manager will transition to Julia Butler over the next few months.

IX. Next Board Meeting – June 18, 2026 at 5 PM

X. Adjournment – 5:55 PM

XI. Executive Session – 6 PM