

RIDGEWOOD CLUB CONDOMINIUM ASSOCIATION, INC.
600 Ridge Club Drive
Melbourne, FL 32934

MINUTES OF BOARD MEETING
Wednesday
October 29, 2025
2pm

In attendance were:

President/Treasurer: Cheryl Zoglmann

Secretary: Teresa Ryan

Vice President: Carl Beneduci

Ass't Treasurer: Jose Gomez

Also in attendance were 4 owners

BOARD MEETING

I. VERIFY QUORUM AND CALL TO ORDER

Cheryl Zoglmann verified quorum and called the meeting to order at 2:00pm.

II. NOTICE OF MEETING:

The notice of the meeting was posted in accordance with Florida Statutes.

III. NEW BUSINESS:

- a. **Set Date for Second Budget Meeting:** Next Meeting is scheduled for November 15, 2025 at 11am
- b. **Update and New Vote on Roof, Fences and Pool Repair. MOTION:** Cheryl Zoglmann made a motion to accept bid on Roof from Heart Roofing for a total of \$35,510. per building. (This includes \$22,695. for asphalt roofing, \$7,800 for Upan and \$5,015. for gutters). It was decided to go with the brown metal for roofs. Also, no changes in soffits and fascia at this time.
MOTION: Cheryl Zoglmann made a motion to accept bid from Red Vinyl Pools to repair leak in swimming pool for a total of \$5,025. All of the above bids on roof and pool have been seconded by Teresa Ryan, Carl Beneduci and Jose Gomez voted "yes."
- c. **FENCE UPDATE:** We will be obtaining bids on replacing fences,
Discussion on Landscaping and 3' x 3' garden space: Future landscaping designs and/or plantings will be discussed at a future meeting. **MOTION:** Teresa Ryan made a motion to accept the garden space in front between door and fence could go up to 3' x 5', as long as it is covering up existing dirt and/or mud. Cheryl Zoglmann seconded and Jose Gomez voted "yes." All residents in attendance agreed as well.

P. 2

- d. **Set Date for Board Meeting Classes:** CAMP has been contacted and they only deal with residents of Virginia and Maryland. Cheryl Zoglmann said she would look into where and when all members of the Board can go together for required classes. As soon as this is established, Board members will be notified.
- e. **Establish Committee for Resident Vehicles:** Cheryl Zoglmann had contacted resident Judy Kelly, who has agreed to be in charge of "Committee for Resident Vehicles." An updated list and access to that list online will be given to Judy Kelly. Cheryl Zoglmann will forward all new resident vehicle info to Judy.
- f. **Discussion on Sharing Duties or Creating Committees, including Creation of Website, Violations and Estimates:** To date, we have received one bid for a Website. We will be inquiring and obtaining other bids. To be discussed at future meeting. Resident Mark Ciachorowski has volunteered to be in charge as Violation Notice Distributor. We still need assistance and/or a Committee formed to help obtain bids and pricing.
- g. **Discussion on Cameras: MOTION:** Charyl Zoglmann motioned to cancel current camera contract as of November 17, 2025. Jose Gomez
- h. **Bulk Pickup Bulk Sign:** A new sign will be created.

IV. **ADJOURNMENT:** Meeting adjourned at 3:52pm.

Respectfully Submitted,

Teresa Ryan, Secretary