

RIDGEWOOD CLUB CONDOMINIUM ASSOCIATION, INC.

600 Ridge Club Drive
Melbourne, FL 32934

MINUTES OF ANNUAL MEMBERS / BOARD MEETING

Friday
August 1, 2025
10am

In attendance were:

President Cheryl Zoglmann

Secretary Teresa Ryan

Also in attendance were 8 owners

I. VERIFY QUORUM AND CALL TO ORDER

Cheryl Zoglmann verified quorum and called the meeting to order at 10:05am.

II. NOTICE OF MEETING:

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

III. DISPOSITION OF UNAPPROVED MEETINGS:

Minutes from April 2025 Board Meetings were reviewed and discussed. All Board Members and those in attendance agreed as well.

IV. OFFICER'S REPORTS:

No reports on file or to discuss at this time.

V. OLD BUSINESS:

a. RATIFICATION OF REPLACING ROOF:

MOTION: Cheryl Zoglmann made a motion to accept bid from Thomas Kight of Heart Roofing for approximately \$33,610 per roof including gutters, soffit, replacing metal on roof & relocating exhaust fans to a higher level. (Mr. Kight was also personally in attendance to discuss roofing descriptions, warranties, concerns regarding mold and/or streaking & his past experience). Teresa Ryan seconded and voted "YES". All owners in attendance also agreed to accept this bill. President, Cheryl Zoglmann will sign contract on Monday.

b. UNAPPROVED ELECTRIC PANELS:

A list of all indoor electric panels unapproved by our Insurance Company was passed out for all attendees.

VI. NEW BUSINESS:

a. RATIFICATION OF NEW RULES & REGULATIONS:

All newly proposed Rules & Regulations were discussed in great detail. All Board Members & owners attending the meeting agreed to pass.

VII. SEATING OF THE NEW BOARD MEMBERS:

All Proxies were reviewed. Current Board Members have assigned the following five (5) Condo Owners to fill the available five (5) positions on the Board. They are

as follows:

**Cheryl Zoglmann
Carl Beneduci
Jose Gomez
Teresa Ryan
Linda Allen**

**President / Treasurer
Vice-President
Ass't Treasurer
Secretary
Member-At-Large**

VIII. ORGANIZATIONAL MEETING:

A brief meeting of all new members then took place. All will review their upcoming responsibilities and will meet again at the next Board Meeting to discuss and to begin moving forward for a new year.

IX. OPEN FORUM:

Some further discussions of questions and answers on all of the above. No new topics were brought to the floor.

X. ADJOURNMENT: Meeting was adjourned at 11:45am.

- **Next Board Meeting To Be Announced and Posted.**

Respectfully submitted,

Teresa Ryan, Secretary