

**RIDGEWOOD CLUB CONDOMINIUM ASSOCIATION, INC.**

600 Ridge Club Drive  
Melbourne, FL 32934

**MINUTES OF BUDGET / BOARD MEETING**  
**Friday**  
**September 26, 2025**  
**11am**

In attendance were:

President/Treasurer: Cheryl Zoglmann

Secretary: Teresa Ryan

Vice President: Carl Beneduci

Ass't Treasurer: Jose Gomez

Member-At-Large: Linda Allen

Also in attendance were 1 owner

**BUDGET**

**I. VERIFY QUORUM AND CALL TO ORDER**

Cheryl Zoglmann verified quorum and called the meeting to order at 11:03am.

**II. NOTICE OF MEETING:**

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

**III. NEW BUSINESS**

- a. **Budget discussion for 2026:** Started the discussion on budget. The next Budget meeting will include the proposal on insurance.

**BOARD MEETING**

**I. NOTICE OF BOARD MEETING:** Posted in accordance with Florida Statutes.

**II. OLD BUSINESS:**

- a. **New Roofs:** Discussed the new way to cover the upstairs patios with metal and asphalt. The board voted to the changes. Fascia and soffit replacement discussed but not voted on.
- b. **New website:** Only one bid has been received and agreed to try to obtain more.
- c. **ACH Payments and Charge Cards:** Discussed the cost of both options for future online payments.

**IV. NEW BUSINESS:**

**a. Potholes:** Discussion on the constant problems with potholes at entrance. To decrease future problem signs were posted stating Private Drive No Semi Trucks. The owner was notified of the changes.

**b. Trim Trees at Entrance and Sea Grapes:** Discussed the need and will discuss with the landscaper for a better price.

**c. DBPR required classes for Board:** Notified New Board Members of requirement to take a 4 hour course and previous members a 1 hour course.

**V. NEXT BOARD MEETING:** October 29, 2025 at 2pm.

**VI. OPEN FORUM:** Nothing further was brought to the floor for discussion at this time.

**VII. ADJOURNMENT:** Meeting adjourned at 12:20pm.

Respectfully Submitted,

Teresa Ryan, Secretary