

Wedgewood Owners' Association, Inc.
Board of Directors Meeting
January 26, 2017 – 3:00 PM
Offices of L.E. Wilson & Associates, Ruskin, FL

President Becky Scaringe called the meeting to order at 3:00 p.m. Also present were Phil Mickel (vice president), Marilyn Wilson (treasurer), and Jerri Garretson (secretary). Director Ed Malatesta was ill. A quorum was present. The meeting was duly noticed. No ACC members were present.

Minutes of Previous Meetings. The board approved two sets of minutes.

Annual meeting minutes of December 8, 2016. Scaringe moved and Mickel seconded that we approve. Motion carried.

Organizational Board Meeting of December 8, 2016: Scaringe moved and Mickel seconded that the minutes be approved. Motion carried.

Treasurer's Report: Wilson presented the financial statements through December 31, 2016. The October and November reports were tabled at the previous meeting pending corrections and updates.

October 2016: Garretson moved and Scaringe seconded that we approve the report. Motion passed.

November 2016: A change was noted; there was no payment to LE Wilson during this month. Mickel moved and Scaringe seconded that the November report be approved. Motion passed.

December 2016: There was a \$12 charge from the bank because the money market (MM) account was under \$5,000. Wilson transferred \$2000 from the regular checking account into the MM account to prevent this happening again. It went into the regular contingency fund, not the Covenant fund. There was discussion about whether to try another bank, or cancel the MM fund and just use a checking account. No decision was made. Mickel moved and Scaringe seconded that we approve the December report. Motion passed.

Manager's Report:

Violations: Steele reported two violations: two dirty roofs on Berry Roberts Drive have light colored tiles with visible mold. The owners of the home with the orange and white planter and flamingos has received two letters about the planter, but there has been no response. Steele offered to talk personally with the owners and discuss the ACC approval procedure and report to the board on the result.

Red Books: There are only two more. Steele will make two more. He will add the Declaration Amendment to them.

Notification Sign at the pumping station: Garretson asked why a separate sign was used to post the meeting notification instead of using the association bulletin board. Steele said he didn't have the key when he posted it.

Committee Reports

Architecture Committee: No report as no ACC member was present.

Web Site Committee: Mickel addressed the question of having an ACC fillable form online. It can be done but would involve technical expertise and/or additional cost. He has a version online now, but not visible. He needed the ACC members here to find out how they wanted it done. The program he is using is free but doesn't allow several attachments at a time. People would have to redo it for each part. He could solve the problem with an annual fee of \$50 for a more sophisticated program. Data storage is another issue. We get a certain amount without additional charge from the web provider. We would have to periodically remove items to save storage space and avoid a charge for more. Currently there is a downloadable PDF form which can be printed and filled out to mail, fax or email to the manager. Garretson said we need to keep the entire process user friendly and cost effective. We have to manage expectations. The board decided to leave things the way they are. Thank you to Mickel for exploring it.

Hospitality Committee: Vellante sent an email report which was presented by Scaringe. Vellantes visited and presented welcome baskets to the Meyers and Strathmanns. He will be reimbursed for the cost of the Strathmann basket. The one for the Meyers was reimbursed previously.

Party / Social Committee: Scaringe reported on the potluck. The security deposit for the SCC Association was taken care of. The next social event is the Pizza party on February 26th.

Old Business

Don's Lawn Service correct payment: Wilson is concerned that we did not pay \$25 for December 2016 for common ground maintenance, but we have already paid two months in advance for Berry Lake Maintenance, so should not be cutting them a check for \$110 for Jan or Feb. Also, since we paid twelve months on our 2016 bill which showed only ten months due, the 2017 bill came in showing 12 months due. Wilson requested that Jim follow up on this and come to an agreement with Don's Lawn Service that we only pay them \$110 a month for the first ten months of the year.

Aquatic Systems billing: Wilson asked Steele to check on the "pay a year in advance discount" she saw on a bill from them. We are not currently getting this discount. If we can get it, she authorized paying 12 months in advance, less the discount.

2004 Berry Roberts House: Steele left a phone message with the number on the door and got no response. He doesn't expect one. He says it's under some person in a cubicle somewhere with 75 other houses and doesn't care. Scaringe said the company contracted to maintain it isn't picking up the tree debris and provided him with a different contact to try.

New Business

New board member certification: Steele gave Garretson the certification form for Malatesta. Garretson should get it signed and return it. Steele said LEW plans to have classes for HOA board members presented by Bush Ross (attorneys).

Survey results: too few people (15) answered the survey at the annual meeting to give us enough information to go on. 15/15 said they read our newsletter. 10/15 preferred to receive it by mail and most said 4x/year was ideal.

Newsletter: Steele wants the newsletter to be 1 sheet of paper to save time and money. He showed a sample of a new format and color. Garretson said there is no point in putting out a newsletter just to do so; it needs a purpose. No date was set. Rust stains on the sidewalks were suggested as a possible newsletter topic.

Appointment of committees: Scaringe moved and Mickel seconded that we reappoint the three members of the ACC, Bill Regis, Bob Luhmann and Jack Ward, and also Bob Vellante for the Hospitality and Social committees.

ACC procedures/involvement for violation letters: No ACC members were present; no discussion.

Next Board Meeting: April 20, 2017, Thursday, 3:00 p.m. at L.E. Wilson and Associates.

Adjournment: Scaringe moved and Wilson seconded that the meeting be adjourned at 4:44 p.m.

Respectfully submitted,
Jerri Garretson, Wedgewood Secretary

Future Dates:

February 26, 2017, Sunday, Pizza Party at 4:00 p.m. in the Caper Room

March 19, 2017, Sunday Ice Cream Social

April 20, 2017, Thursday, Board Meeting at 3:00 p.m. at L.E. Wilson and Associates.

May 6, 2017, Saturday, Cinco de Mayo Dinner

November 12, 2017, Sunday, Fall Fest

December 7, 2017, Thursday, Annual Meeting in the Caper Room

1st Monday of each month - Game night