

**Wedgewood Owner's Association, Inc.**  
Board of Directors Meeting  
April 20, 2017 at 3:00 p.m.  
Manager's Office, 409 E. College Ave. Ruskin, FL 33570

Pursuant to duly given notice, the Board of Directors Meeting for the Wedgewood Owners' Association was called to order by President Becky Scaringe at 3:10 p.m.

**Proof of Notice:** Kathy Trimmer certified that notice was posted on the Association property in Sun City Center FL., in accordance with F. S. 720.

**Roll Call:** Becky Scaringe (president), Phil Mickel (vice president), Marilyn Wilson (treasurer), Geraldine Garretson (secretary) and Ed Malatesta (director) were present. A quorum was declared. Also in attendance were Robert Vellante (Hospitality and Social Committees), Bill Regis and Jack Ward (Architectural Control Committee), and Kathy Trimmer as representative from LE Wilson & Associates. Two residents attended the meeting.

**Approval of minutes:** Garretson moved and Wilson seconded that the minutes of the March 1, 2017 board meeting be approved as presented. Motion passed unanimously.

**Members Concerns and Comments:** Continued concern was expressed about the appearance of the foreclosed property. Trimmer explained that unless the association elects to take title to the property (and would then own it and be responsible for it) the association has very limited options to deal with it. (The board previously indicated it does not wish to foreclose on the property.)

**President's Report:** Scaringe thanked everyone for their attendance. Items of interest will be addressed as presented on the agenda.

**Financial Reports:** Wilson requested that the management company notify her when checks are written and to whom, and when deposits are made. Trimmer said they write checks twice a month. Wilson provided copies and reviewed the January, February and March financial reports.

Mickel moved and Scaringe seconded that the January financial report be approved as presented. Motion passed unanimously.

Mickel moved and Scaringe seconded that the February report be approved as presented. It also passes unanimously.

In reviewing the March financial report Wilson explained that the Money Market Account balance dropped below the minimum balance required. As a result it incurred a \$12.00 service fee. She addressed this with the bank and the service fee has been reversed. To avoid additional service fees the Money Market account was closed and the balance of \$5373.39 (\$4,497.62 earmarked as Reserves-Contingency and \$875.77 designated as Reserves-Covenant Contingency) was transferred to the Operating account. She will add lines to the balance sheet to show those funds. Mickel moved and Scaringe seconded that the March financial report be approved as presented. Motion passed unanimously.

**Manager's Report:** Trimmer provided a recap of new members, architectural approvals and outstanding assessments. She reviewed the violation letters sent out the previous week. Scaringe requested that violation letters be sent to her for review before mailing to residents. This did not happen last week.

**Architectural Committee:** Members are required to adhere to the Declaration of Covenants and Restrictions, and published architectural rules and guidelines. Concern was expressed about how to

proceed when a resident doesn't respond to violation letters requesting that they follow association rules. A discussion about creating a fine committee noted that it would require constructing a list of fines, providing it to the neighborhood with proper notice, and properly constituting a fine committee.

Trimmer said this generally isn't recommended for one violation; individuals who ignore violation letters generally ignore fines as well. A letter from the association lawyer may be more effective in individual cases. She explained that the management company needs to be able to reference or provide documentation of why or how the issue being addressed is a violation of the Covenants or architectural (ACC) guidelines and cite the relevant clause or statement. Guidelines were reviewed. [See Addendum] She asked whether the board had considered revising or re-defining rules that need clarification.

Garretson noted that an Amendment to the association Bylaws passed by the membership at the annual meeting on December 9, 2008 states in part, "The rules and regulations currently stated in the Wedgewood Owners Association, Inc. booklet dated September 13, 2005, may be amended, rescinded, or altered only by a majority vote of all homeowners. Any new rules promulgated and installed by the Board of Directors may be rejected at an annual or special meeting by a vote of the majority of all homeowners." Based on this amendment, any attempt to redefine or change guidelines must be provided to the membership for review and approval by the majority of all the homeowners, making it very difficult for the board to address situations requiring changes.

**Hospitality Committee:** Bob and Cindy Vellante will visit new residents.

**Social Committee:** Vellante reported the March 19th ice cream social, which was free to Wedgewood residents, was a great success. The budget allotted was \$100.00; total expense was \$79.48. He presented the receipts and requested reimbursement. Funds had previously been approved. Wilson approved writing the check to him. Vellante reported on the April 12 dinner cruise. Checks for that event were written to Vellante because the whole bill was on his credit card and not run through the association Party Fund. Vellante reminded everyone of the upcoming social events:

May 6, 2017: Cinco De Mayo Dinner and November 12, 2017: Fall Fest

**Web Site Committee:** No comments about the website have been received from residents. It can be easily updated. Mickel noted that all of our documents are there. Vellante asked whether we should delete some of the old content. Garretson asked about a storage limit. Mickel said we aren't going to reach it in 20 years and there is no need to delete materials.

### **Old Business:**

1. **Amend Association By Laws:** Garretson reported that the Amendment to the Bylaws was drafted by Attorney Eric Appleton at same time the Amendment to the Declaration of Covenants and Restrictions was provided. However, to avoid confusing the membership the Bylaws Amendment was not presented for a vote at that time. She hopes it will be presented for approval at the December annual meeting and that the Bylaws can then be properly registered.

2. **Aquatic Systems:** As requested, Trimmer has tried multiple times to get an answer about a discount on an Annual Invoice from this vendor. No answer has been received. She reported that due to contractual obligations she has made the monthly payment to make the account current.

### **New Business:**

1. **Web Site Expense:** Our domain name expires July 1, 2017. Internet Domain Name Service (IDNS) sent the renewal invoice. Mickel moved and Wilson seconded that we pay \$80.00 to retain it (wedgewood1.com) for two more years, resulting in a small savings over annual payment. Motion passed unanimously. Wilson approved the payment.

**2. Newsletter:** Wedgewood has not produced a newsletter with our management company since November 2016. At the December 2016 annual meeting a survey of the residents resulted in low participation and inclusive results about the value of newsletters, whether residents read them, whether they prefer to receive news as email or printed mail, or how often. Trimmer asked whether we wanted to put out a newsletter at this time. The consensus was that since the board provides the content, it makes sense to produce a newsletter only when we have enough content to fill it. No decision was made to produce one soon.

**3. Rental amendment:** Vellante asked whether Wedgewood needs to amend the Declaration by June to regulate rentals, given what we have been hearing about the possibility of the Florida legislature passing a bill that might affect HOA authority to limit rentals and home use such as airbnb unless the rules are in the deed restrictions. Logistics were discussed. Garretson said she did not see how this could be accomplished in time. Trimmer said HOA lawyers don't believe this bill will pass and is not a threat. Board reviewed the association Rule concerning rentals:

HOME LEASES: Owners may lease their homes for terms of no less than three consecutive months. Owners shall notify the Wedgewood Owners' Association Board of Directors that the property is rented and shall provide such pertinent information as may be reasonably required by the Association, including the name and telephone number of the tenant and the term of the lease. Temporary or permanent tenants must abide by all covenants, rules and regulations.

**4. Management Company Status:** L.E. Wilson & Associates, Inc. is being sold. Depending upon the terms of sale, there may be the need for a new contract, which would be reviewed by our association lawyer. The board is presently obligated to complete another management review by July, and will proceed with that.

**5. Member suggestion:** Community members attending suggested that the board send newcomers a welcome letter with information about the association. Garretson advised them that we do and offered to re-send it. Newcomers should also receive a welcome packet from the management company. If they need a "red book" with the documents in it, they can get one from the management company.

There being no further business, Mickel moved and Scaringe seconded that the meeting be adjourned at 5:50 p.m. Motion passed.

Respectfully Submitted,  
Jerri Garretson, Secretary  
Kathy Trimmer, Recorder

Future Dates:

May 24, 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

**Addendum:** The published ACC clause pertaining to the matter discussed was referenced later. It is: Yard ornaments/Statues– Existing types, sizes, and styles of yard ornaments and statues in Wedgewood will be considered. Bright, flamboyant colors such as “Pink Flamingos” will not be approved.