

Wedgewood Owners' Association, Inc.
Board of Directors Meeting
May 24, 2017

Pursuant to duly given notice, the Board of Directors Meeting for the Wedgewood Owners' Association was called to order by the President Becky Scaringe at 3:00 p.m. on May 24, 2017 at 409 E. College Avenue, Ruskin FL 33570.

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), Marilyn Wilson (treasurer), Geraldine Garretson (secretary) and Phil Mickel (vice president) attended. A quorum was present. Ed Malatesta (director) was unable to attend. Also present were two members of the association and Kathy Trimmer as representative from LE Wilson & Associates. There were no representatives of the Architectural Control Committee present.

Approval of April 20, 2017 Board Meeting Minutes: Mickel moved and Wilson seconded that the minutes be approved as presented. Motion passed unanimously.

President's Report: Scaringe thanked everyone for attending. Items will be addressed on the agenda.

Financial Reports: Wilson presented the April financial reports. All annual assessments except the house in foreclosure have been paid. She noted that an Estoppel fee came to WOA and was then paid to LEW. The board still wants an estimate from Yard Men on maintaining the pumping station and Wedgewood sign areas. Aquatic Systems still has not replied concerning an annual discount. Mickel moved and Scaringe seconded that the report be approved as presented. Motion passed unanimously.

Manager's Report: Trimmer reported that the management company is being purchased by Vesta Properties. Current management contracts have been assigned to Vesta. It is not yet known whether or when Vesta will ask the association to sign a new contract (if their management services are desired), but any new contract will be reviewed by Bush Ross attorneys.

Committee Reports:

Architectural Control Committee: With no members present, no report was given. The board of directors reviewed the continuing issue with a large planter, including other ACC requests for this property and responding letters, and a letter from another resident concerning the ACC decision about it. Because the issue is becoming a matter of neighborhood concern, and the board wishes to be fair to all parties, Garretson moved that, "The board unanimously recommends that the ACC accept the compromise on the planter at the Herrell property to keep the planter in place but paint it white, in recognition of the amount of care they are taking in maintaining their property." Wilson seconded. The motion passed unanimously. Scaringe will contact the ACC to communicate the board's concern and recommendation. The board discussed the final authority of the ACC.

Hospitality Committee: Robert Vellante was unable to attend this meeting. He provided his report through Scaringe. He delivered a welcome basket to new resident Jim Hart and asked that LEW let us know when new residents move in so we know who is in the neighborhood. Trimmer stated that LEW doesn't know about new residents until the deeds are filed with the county, and that may be quite some time after people move into their new homes.

Party / Social Committee: Vellante provided an email report through Wilson. The May 6 Cinco de Mayo dinner was a big success. Thanks to Jack and Billie Jean Ward, Scaringe for dessert, Bree Regis

for entertainment. Wilson provided paid receipts for the party. Gross revenue was \$490.00, expenses \$446.48, with proceeds for Party Fund of \$43.52. Alcohol may not be offered at any CA event but BYOB is okay. The next social event is the Fall Fest on November 12, 2017.

Website: Mickel reported the association's website registration will expire July 7, 2017. Renewal fee for one-year terms is approximately \$15.00. Previously it was paid through the LEW credit card but due to the changing status, Mickel may pay it on his personal credit card and bill the association. (Note: at the April board meeting an invoice in the amount of \$80.00 was submitted from Internet Domain Name Services (IDNS). This was found to be scam and stop payment was placed on check. Regions Bank waived the service fee, due to the association's relationship.)

Old Business:

Amend Association Bylaws: The board reviewed the amendment prepared by attorney Eric Appleton last year. Mickel moved and Scaringe seconded that the Amendment be presented for vote at the annual membership meeting December 7. Motion passed unanimously. The board requested that Trimmer and Garretson inform them about proper notification procedures for the membership. The board discussed ways to communicate the need for the Amendment.

New Business:

Newsletter: The board does not have enough content to warrant an association newsletter yet.

Watering Restrictions: Garretson will share information on water restrictions that will be implemented by Hillsborough County on June 5, 2017 through email to association members.

Other Business:

1 **Owner Email:** an email addressing various concerns was received from an owner who could not attend this meeting. After reviewing the issues, the board directed Garretson to draft a response for board approval. One concern expressed in the letter was the possible presence of “black mold” at the vacant property in foreclosure. Management Company will contact the bank for update.

2 **Management Contract and Evaluation:** Per addendum to the management contract, dated 12/28/16 there will be a secondary performance review conducted approximately 7/1/17. Individual responses from board members and committee members should be provided to Bob Vellante.

3 **Requested maintenance quote:** Management Company will obtain quote for maintenance of Wedgewood sign area, around the lake and pumping station.

4 **July 12 closed board meeting** set to review the management evaluation. Personnel evaluations are private.

There being no further business, the meeting was adjourned at 4:59 p.m.

Respectfully Submitted,
Kathy Trimmer, Recorder
Geraldine A. Garretson, Secretary

Upcoming Events:

July 12, 2017: Closed Board Meeting
November 12, 2017: Fall Fest
December 7, 2017: Annual Membership Meeting in the Caper Room