

**WEDGEWOOD OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**July 5, 2017**  
**3:00 p.m.**  
**Home of Bob Vellante, 2018 New Bedford Drive**

The meeting was called to order by President Becky Scaringe at 3:06. Present were Scaringe, Phil Mickel (vice president), Jerri Garretson (secretary), Marilyn Wilson (treasurer); Bill Regis, Bob Luhmann and Jack Ward (ACC); Bob Vellante (Evaluation, Hospitality and Social Committees). Ed Malatesta (director) was unable to attend. A quorum was present. Garretson noted that notice had been posted on the bulletin board at Deep Lake Lane and the website.

Secretary's Report: Garretson provided minutes to the May 24 and June 21 meetings. Scaringe moved and Mickel seconded that the minutes be approved as presented.

Member Comments & Concerns: No residents were present. Garretson mentioned she received an email complaint about three yards, without addresses. She referred it to the ACC.

President's Report and Manager's Termination update: Scaringe has not yet heard from LEW/Vesta about our proposal to end services on July 31. Marilyn Wilson is resuming the treasurer functions.

Treasurer's Report: Wilson presented her reports for May and June. All payments are up to date. Garretson asked if the reports will be provided to Kathy at LEW. Wilson can do that on July 12. Garretson moved and Scaringe seconded that the May report be accepted as presented. Scaringe moved and Mickel seconded that the June treasurer's report be approved as presented. Both passed unanimously.

Committee Reports

Architectural: Regis called Don's Lawn Service about the pumping station and sign areas and they came and trimmed. A homeowner hired an unlicensed worker to repair a roof leak. The county found out and said it had to be done with a licensed contractor and proper permit, with a deadline to obtain the permit. Residents need to be aware of the requirements for permits and licensed contractors.

Hospitality: One welcome packet hasn't been delivered yet, to the Stevensons.

Social: Vellante will make room reservations for 2018. The next event is November 12 Fall Fest.

Website: Mickel started to change the website to remove LEW, but needs the new PO Box address. All software updated. He discussed procedures for the ACC form and email. He could set up an ACC email address all three could access it. The ACC members prefer to have residents contact them directly for now.

Old Business:

1. Amend the Bylaws: Discussion centered on the requirements for resident notification, a letter explaining that the board, "wants to bring the Bylaws into line with the Declaration." We may need two proxies for the annual meeting, one for the Amendment and one for election. Garretson will look up timetable and requirements and draft a letter.

2. Second evaluation of LEW: Vellante reviewed the final evaluation and stated that contractually we are still obligated to turn it in even though LEW is terminating our contract. It is still in force until the termination occurs. Board members believe it is valuable feedback for LEW and Vesta. The provision concerning annual corporate registration was changed to "unacceptable" due to Garretson's discovery that the 2017 registration was done incorrectly. Garretson was tasked with writing a letter to LEW about the incorrect and unapproved registration, requesting that LEW pay the \$35 cost of correcting it.

3. What to do at July 12 meeting: Vellante suggested he provide the comparison of last fall and the current evaluation and find out whether anyone at LEW wants to go through the entire document with the board at the meeting. If not, we will just present it and leave it with them. Jerri will bring a large capacity flash drive to download electronic records and a list of what was transmitted to them in 2014 to check against what is returned to us.

Wilson proposing keeping seven full years of records plus the one we are working on, plus the first year, the lawsuit records, organizational documents and plat. Garretson moved that we reduce our documents to this, as required by FS 720. Mickel seconded. Motion passed unanimously.

#### New Business:

1) PO Box: Wilson will get a small box for six months, the same number we had before LEW if available. She will provide the address so that it can go to Bush Ross for the corporate registration and Registered Agent records.

2) New Bank Account: Wilson wants to transfer our funds to Encore Bank due to unwarranted charges to our money market account at the current bank. The cost will be \$25 for check printing and fees of 35 cents a transaction after 150 a month, far more than we ever have. She has to get the PO box address first and a roll of stamps to send out the notification letter to the neighborhood, and then set up the account. Mickel moved and Garretson seconded that Wilson open a new checking account at Encore Bank, transfer \$10,000 to the new account and notify LEW/Vesta about it and request they not write any more checks. Motion passed unanimously. Garretson is to send Wilson an email with this motion and authorization tonight for the bank.

3) Accounts Payable: Wilson will notify all accounts payable of our new address and that she will be writing all checks unless and until we contract with another management company.

4) ACC procedures beginning immediately and notification to neighborhood: residents can download our ACC form from website or get it from ACC or board members. They should be returned to an ACC member. The ACC will take on inspections and violations letters again. The ACC members may not want a new management company to take this on, but it depends on how it would be handled. Mickel will add phone numbers for the ACC to the website by Monday.

5) Website: update to remove LEW as soon as the new PO address is available.

6) New management companies: Mickel and Scaringe will prescreen after July 26.

7) New resident welcome letter: required by return to self management, new address, and member suggestion to keep it to one page. Garretson will update and send to board for approval. She will also draft one to be sent to the bank that purchased 2004 Berry Roberts Drive at foreclosure and, when approved, send it via certified mail.

8) Any other business deemed appropriate: There was none.

9). Future meetings: set dates. See below.

Adjournment: Garretson moved that we adjourn at 5:00 p.m. Scaringe seconded. Meeting adjourned.

#### Future Dates:

July 12 - Wednesday, 3:00 p.m. Board Meeting at LEW, retrieve records

August 15 - Wednesday, 3:00 p.m. Board meeting at Marilyn Wilson's house

September 13 - Wednesday, 3:00 p.m. Board meeting at Marilyn Wilson's house

November 12 - Sunday, Fall Fest

**December 7 - Thursday, 10:00 a.m. Annual Meeting in the Caper Room**

Respectfully submitted by Jerri Garretson, Secretary.