

WEDGEWOOD OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
July 12, 2017 at 3:00 p.m.
L.E. Wilson and Associates Office, Ruskin

The meeting was called to order by Vice President Phil Mickel at 3:20 p.m. Present were Mickel, Jerri Garretson (secretary), Marilyn Wilson (treasurer), Bob Vellante (Evaluation, Hospitality and Social Committees). Kathy Trimmer (manager) represented L.E. Wilson and Associates, Inc. Becky Scaringe (president) and Ed Malatesta (director) were unable to attend. No members of the ACC were present. A quorum of the board was present. This was a single purpose meeting to present the completed evaluation and retrieve files and key. No notice was posted on the BB because the meeting was closed for these personnel matters. Notice of a closed meeting was posted on the Wedgewood website.

Old Business: Presentation of second performance evaluation: Vellante explained that the process was the same as last fall, but this covers December through this June. Each board member and ACC member rated the factors independently. The consensus of the board was that if Kathy had been assigned to us a year ago, we would not have had the problems we have had. Out of 28 contractual services, 20 did not meet expectations. Vellante hopes Kathy and Vesta will read the comments and use them to improve service. Wilson moved and Mickel seconded that the performance review be made a part of our association permanent records in a performance review folder. Motion passed unanimously.

New Business: information for LEW.

1) Wedgewood's new address is: P.O. Box 5738 Sun City Center FL 33571-5738. If anything for Wedgewood is sent to LEW, Trimmer will mail or email it to the board.

2) Wedgewood new bank account: Wilson has set up a new account at Encore Bank and transferred \$10,000 into it. When the two outstanding checks written by LEW clear, she will close the Regions bank account. She received the new Encore Bank checks but the information on them is incorrect and they will have to be re-ordered.

3) Accounts Payable: Wilson will notify all accounts payable of our new address and that she will write all checks unless and until we contract with another management company. These accounts include: Aquatic Systems, Don's Maintenance, and our insurance company.

4) ACC procedures beginning July 1 and notification to neighborhood: LEW does not need to do inspections or violation letters. The ACC will take over the duties immediately.

5) Website update to remove LEW: Mickel went in and changed what he could, but because the registration was to LEW, they must approve the changes. However, Garretson pointed out that the contact email address listed was for Lou Ellen Wilson, who is no longer with the company. She asked whether anyone is using or monitoring that email address. She will email the WHOIS listing for the website to Trimmer. Mickel stated that it would be more difficult to make the changes without the LEW approval coming from that email address, but he will find a way to do it if necessary. (NOTE: following the meeting, Trimmer checked and discovered that this email address is no longer even in the system. If JustHost sends email to that address requesting approval, it is going to bounce, or at the least not receive a reply.)

6). Retrieve all files including electronic records, and BB key: Six boxes of records, the key, and electronic records were retrieved. Garretson has the electronic records on a flash drive.

7. July 5 Board Meeting Minutes: Trimmer wants a copy for her records. Garretson will send it.

Adjournment: Mickel moved and Wilson seconded that the meeting be adjourned at 4:09 p.m.

Future Dates:

August 16 - 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 Capar Room

-- Respectfully Submitted, Jerri Garretson, Secretary