

**WEDGEWOOD OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**September 6, 2017**  
**2:00 p.m.**  
**Home of Marilyn Wilson, 2016 New Bedford Drive**

The meeting was called to order by President Rebecca Scaringe. Present were Scaringe, Marilyn Wilson (treasurer), Ed Malatesta (director), Geraldine Garretson (secretary), and Robert Vellante (social and hospitality committees). Absent: Phil Mickel (vice president). No ACC representatives were present.

Secretary's Report: Wilson moved and Scaringe seconded that the minutes of the August 16, 2017 board meeting be approved. Motion passed unanimously.

Member Comments & Concerns: None

President's Report: They are putting free mosquito fish into Lake Wedgewood to kill the mosquitoes.

Treasurer's Report: Wilson presented the July and August 2017 treasurer's reports. Scaringe moved and Garretson seconded that we approve the July treasurer's report as amended to show the contingency funds. Wilson still hasn't heard from Aquatic Systems about a discount. She paid ahead for Don's Lawn Maintenance and Aquatic Systems. There is an outstanding deposit check to the CA for our parties. It probably never will be cashed, but that amount (\$250) is taken out of the party fund. Scaringe moved and Malatesta seconded that the report for August be approved. It passed unanimously.

Committee Reports

Architectural: no one from the ACC was present. Scaringe reported that the area around the Wedgewood sign is not being taken care of. Previously, Regis said it was being done, but Scaringe said that there is a lot of grass there and it doesn't look good.

Hospitality: Vellante delivered a welcome basket to the Stevensons and submitted a bill for recent baskets, \$45. There are no other new residents right now. There are several homes for sale.

Social: The Fall Fest will be held November 12, paid by residents. Vellante requested a total of \$525 for free events: \$50 for the Pot Luck; \$350 for the Pizza Party; and \$125 for the Ice Cream Social. The committee keeps any unused supplies for later events. Scaringe moved and Wilson seconded that the board approve the \$525 from the Party Fund for the three social events. See dates below.

Website: Garretson reported that Mickel went through a lengthy procedure to regain control of our website and get it back online. He then updated it and removed references to L.E. Wilson and Associates. Garretson added meeting minutes, events, and an updated ACC form. Wilson asked whether it now states who to contact to get an estoppel letter. Garretson said it does not, and Wilson should work with Mickel to get this listing accomplished.

Old Business:

1. Amend the Bylaws & Article of Incorporation: Wilson moved that we accept the three amendment package (draft provided by Garretson) with the addition of the ACC Form, Directory and Map, subject to amendment by the Bush Ross package. Scaringe seconded. The Bush Ross package will be provided for proper announcement and proxies for the annual meeting. Garretson reviewed Eric Appleton's email about registering the amendments. All three will be filed with the county court and only the Articles of Incorporation amendments will be filed with the state. The cost, not including legal services by Bush Ross, will be \$30 and \$35 for each registration, and further costs are determined by the number of pages. We will have to sign an Affidavit like we did with the Declaration Amendment, if the

amendments pass. Eric Appleton will prepare it. Garretson will send out the completed packet as soon as she hears from Bush Ross.

2. Update on disposition of old files: Wilson went through all the old treasurer books. Three secretary books might be in her possession, 2006, 2007, 2009. What's left is in either Wilson's or Garretson's house. Garretson has not had time to go through all the secretary books.

3. Update on 2004 Berry Roberts Drive: There has been correspondence between our lawyer's office and title firms, with negotiation on settling the debt and legal costs. Bush Ross agreed to accept \$3,000 but we have no communication indicating whether the settlement offer was accepted. The property is being prepared for sale. There is now a large dumpster in the driveway. Someone appears to be clearing out the interior.

4. Annual meeting planning:

a. Delivery of annual meeting packets: October 18-November 16. We will make an attempt to deliver at Fall Fest on November 12, too. The remainder will be mailed after November 16. We will add an SASE for the Proxies, with a "sticky note" to remind members to return them by the deadline. In addition to those already determined, Ris's and Bartholomew's packets will be mailed and Schaeffer's will be delivered to the Reynolds. Wilbert's sons will have to make out the Proxy.

b. Election: Garretson sent out email asking for candidates but no one has come forward yet. There will be another message in the Annual Meeting Packet.

c. Donuts and coffee, and room set up: Malatesta will take over a brick of coffee the day before. Malatesta will talk to Claudia about room setup at least a week in advance. Wilson and/or Vellante have creamer, spoons, napkins. Scaringe will get donuts from Winn-Dixie.

5. 2018 annual meeting confirmed with the CA: Friday, November 30, 2018 in Caper Room.

6. Proposed 2018 budget and assessment vote: There was a thorough discussion on the 2018 budget and annual assessment. This is the first time we haven't had income equal expenses, and that is because we need to build up our reserves and contingency funds again. The only reason we now have any reserves is because we didn't end up paying L.E. Wilson what we would have been obligated to pay them (under the original contract). Scaringe moved that we accept the proposed budget which includes the current assessment of \$115 for everyone and \$240 additional for Berry Roberts Lake residents, keeping them unchanged. Garretson seconded. The motion passed unanimously.

7. Appoint committee to propose changes to the Declaration, Guidance and Time-line: Vellante was appointed and will chair the committee. He went through a detailed proposal of how he would like to proceed. He wants a mix of people, with six members, and mentioned those he would like to ask to join. Laurie Stevenson (a paralegal, new resident) is interested. All meetings will be open to the community. They will go through article by article and give recommendations. He would like to post updates on the website. Lawyers would have to write the specific language of any suggested changes. He would like to ask community support (through a straw vote) before proceeding with any legal services and costs. The time-line will depend upon the committee. He would like to have the review and informational meeting completed by next March, while the snowbirds are still here.

8. Estoppel Letter: Wilson passed out a template and a sample letter. She needs to be listed for estoppel letters on our website. She will provide the estoppel letters unless there is already a lawyer and legal process involved. She needs to be aware of all violation letters and when violations are resolved. Malatesta suggested adding "Estoppel" to the beginning of the final paragraph first sentence. The letter was approved as amended.

9. Email announcement about Amendments: Garretson will send email to the neighborhood during the first week of October, using the letter the board approved, with any changes due to the info from our attorney.

New Business: Any other business deemed appropriate to come before meeting.

1). Hurricane Irma: Garretson will send neighborhood email: check on your neighbors, don't grill inside, don't use generator inside, bring in loose pots.

2). Wedgewood mail: Scaringe will check the PO Box and keep the checkbook while Wilson is gone.

3). HOA Age Certification Requirements: Garretson asked when and how often we have to get and submit the age certification, and to whom. Scaringe signed an age certification letter in March, but we have no copy of it or whether it was submitted. Garretson will check on it.

7). "Red books" of governing documents and rules: We have 7 left. Wilson has them. They do not include the 2016 amendment to the Declaration. That would have to be added before they are given to new residents. We will have to construct new books with all the new amendments once these are exhausted and provide them to the entire neighborhood, including the ACC Guidelines.

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

#### Board/Annual Meeting Dates:

October 18, 2017, Wednesday, Board Meeting at Marilyn Wilson's House, 2:00 p.m.

**December 7, 2017, Thursday, Annual Meeting in the Caper Room, 10:00 a.m. (Sign-in 9:00 a.m.)**

November 30, 2018, Friday, Annual Meeting in the Caper Room, 10:00 a.m. (Sign-in 9:00 a.m.)

#### Social Event Dates

November 12, 2017, Sunday, Fall Fest

January 20, 2018, Saturday, 5:00-10:00 p.m. in the Florida Room: Pot luck

February 25, 2018, Sunday, 1:00-4:00 p.m. in the Caper Room: Pizza Party

March 18, 2018, Sunday, 2:00-5:00 p.m. at Community Hall Rooms 4&5: Ice cream social

May 4, 2018, Friday, 5:00-10:00 p.m. in the Florida Room: dinner party?

**November 11, 2018, Sunday, 1:30-5:30 p.m. in the Florida Room**

TBD: dinner cruise?