

WEDGEWOOD OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING AGENDA
October 18, 2017 2:00 p.m.
Home of Marilyn Wilson, 2016 New Bedford Drive

Call Meeting to order by President Rebecca Scaringe at 2:03 pm. Present were Scaringe, Phil Mickel (Vice President), Marilyn Wilson (Treasurer), Geraldine Garretson (Secretary), Robert Vellante (Declaration Revision, Hospitality and Social Committees). Edward Malatesta (Director) attended via speakerphone. No one from ACC present.

Garretson certified that notice was posted on the Deep Lake Lane BB and on the website in September and a quorum was present.

Secretary's Report: Wilson moved and Scaringe seconded that the minutes of the September 6, 2017 board meeting be approved. Motion passed unanimously. Garretson passed out an old document about Wedgewood she found that provided information about the sanitary sewers, dry lake, and other topics. There was a discussion about the dry lake and other common and conservation areas.

Member Comments & Concerns: none. No members were present or had communicated concerns.

President's Report: Scaringe received questions about combining with Wedgewood II and III. Garretson noted that this suggestion had come up several times during the years since the neighborhoods were built but there are too many problems to make it possible, including the question of joining the Renaissance Club, which is not a part of our charter. Garretson said this had come up in the 1990s, too.

Treasurer's Report: Wilson presented the September 2017 report and noted the legal/financial settlement for 2004 Berry Roberts Drive which finally reimbursed us \$1094.94. We got all but \$82.68 back with the help of Lou Ellen Wilson and our lawyers at Bush Ross. Scaringe moved and Garretson seconded that we accept the report as presented. Motion was unanimously approved.

2018 Budget: Wilson presented the 2018 budget with updated figures for the current year expenses through Sept 30. At the Annual meeting, it will show current year expenses through November 30. Postage will include mailing some of the Annual Meeting notices. We are required to maintain reserves and will need reserves. Still considering the potential of professional management, and may consider Kathy Trimmer if she becomes available. Garretson pointed out there should be no issue of non-compete because Vesta dumped us. She would not be taking a client.

List of past board members: Wilson provided a list of past board members from the neighborhood's inception until now which she and Garretson garnered from the old documents.

Committee Reports

Architectural: no committee members were present. We need to find out if they are going to stay on in 2018 and ask them to be at the annual meeting to give a report.

Declaration Revisions: Vellante noted that Garretson sent old proposed SCC standards for review. So far the members have not been selected.

Hospitality: We may have some new residents soon. Bartholomew's house is under contract. Diana Lee has moved but is not selling her house. Linda Legg's for sale sign is down.

Social: Vellante is looking for help with Fall Fest, which is scheduled for Sunday, November 12. If they have enough help, Bob estimates it will cost \$7 a person.

Website: Mickel still has to resolve some issues. The registration is still not in Wedgewood's name so we have no access to the "ownership" of the site. Only the email has changed to Kathy Trimmer

at LEW but she is no longer there. Any changes have to be approved by the email contact, which she can't do. Mickel can access the account and can see if bill is due because he has the password he set up. The billing should go to Phil, not to LEW. He is still working on a way to transfer it to us.

Old Business:

1. Annual meeting planning: approve final packet for delivery. Wilson moved and Scaringe seconded the packets be approved. Motion passed unanimously.

a. Delivery of annual meeting packets: October 18-November 16. Three delivery routes; Scaringe, Garretson and Wilson. Fall Fest delivery if possible. Remainder to be mailed November 16.

b. Review set up and sign in and ballot procedures. Board members reviewed the sign in process and how to control one ballot per property and ballots for Proxies. The ballot counting committee will be Mickel and Malatesta. They may invite other members to assist or watch. Scaringe moved and Wilson seconded that we approve the ballot. Motion passed unanimously.

c. Affidavit of Mailing/Delivery: Scaringe and Garretson will take care of this after the final packets are mailed on November 16th. It must be notarized and kept with the annual meeting materials.

d. Malatesta will take the brick of coffee to the CA ahead of the annual meeting.

2. Wedgewood Age certification: Wilson created a file of showing what age certification documents we have. Garretson added birth years from the 2005 certification file. Scaringe signed the certification letter/form to be sent to the Florida Commission on Human Relations and provided a copy to Garretson for the official notebook. Wilson noted that the proof must be for the resident, not just the owner. We need 66 out of 84. Two houses are vacant. One is grandfathered. Wilson can bring printer to the annual meeting and scan documents from those we don't already have, though we have enough to file now. This certification should have been sent in May to arrive before June 2, 2017. It was signed but never sent in by LEW so we have had to recreate it.

3. Update on disposition of old files: Garretson brought the 2010-2016 secretary notebooks to Wilson for storage after going through all of the secretary notebooks since 1988. She recycled some and brought a box for shredding. Older significant documents were added to the secretary's resource notebook.

4. Update on 2004 Berry Roberts Drive: The board is delighted that the legal and financial matters have been resolved thanks to our lawyers. We got back all but \$82.68, including three years of annual assessments and most of the money we spent on maintenance. The property is getting a new roof, installed by TRW. We have no evidence of ACC approvals of any work being done and no communication from the bank that owns it.

New Business:

1. **Amend the Bylaws & Article of Incorporation:**

a. Resolution/approval of Amendments: Garretson moved, "We, the members of the Wedgewood Owners' Association, Inc. board, do pass this resolution to approve and recommend the three amendments to our Articles of Incorporation and the amendment to our Bylaws, as prepared by our attorneys at Bush Ross, to our membership at the annual meeting on December 7, 2017, and to present them for membership vote." Wilson seconded. Unanimously approved.

b. Determine email letter notification date for the Amendments. Garretson will send out the email letter tonight and snail mail to those members without email. She will also put it on the website.

2. Any other business deemed appropriate to come before meeting. There was none.

Adjournment: Wilson moved and Mickel seconded. Meeting adjourned at 4:03 p.m.

Board/Annual Meeting Dates:

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

December 7, 2017, Thursday, Organizational board meeting in Caper Room

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

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

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

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

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