

**WEDGEWOOD OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING AGENDA**  
**Wednesday, February 14, 2018      2:00 p.m.**  
**Home of Marilyn Wilson, 2016 New Bedford Drive**

Vice President Phil Mickel called the meeting to order at 2:06 pm. Present were Mickel, Jerri Garretson (secretary), Ed Malatesta (director); Bill Regis, Jack Ward and Bob Luhmann (ACC), and Bob Vellante (Committee Chair Covenant, Hospitality and Social Committees). A quorum was present and Garretson certified that notice had been given pursuant to F.S. 720. Treasurer Marilyn Wilson joined the meeting ten minutes later.

Secretary's Report: Garretson presented the minutes of January 24 meeting. Mickel moved and Malatesta seconded that the minutes be approved. Motion passed unanimously.

Member Comments & Concerns: As reported last month, Scaringe called the county about our road condition. The county issued a work order to assess the streets but has not done it yet. Repaving is not on this year's schedule.

President's Report: President Rebecca Scaringe was out of town but sent her report to Mickel. She asked Malatesta's assessment of work done on pumping station and sign area by Don's Lawn Service. (Discussion under Old Business). She noted that Bob Sullivan from the Community Association and Men's Club wants to present information on their lifeline button to the board and/or a neighborhood meeting. Garretson reported that this is a service project for the Men's Club and a protective device to get help. She recounted her mother's experience with the device. Ward suggested that we put information about it on the our website and in email. Malatesta moved and Garretson seconded that we have them present to a board meeting.

Treasurer's Report: Garretson returned the money for the certified mail to Bush Ross because the PO had not scanned in delivery and therefore paid the money back.

Wilson reported that last year in January we had more outstanding assessments. We only have two outstanding now. She is trying to contact them.

Don's Lawn Service told her we should let him know if things aren't done as we wish at the pumping station and Wedgewood sign. All bills are paid. Aquatic Systems said they would give an annual discount, Wilson sent payment less the agreed upon discount.

Vellante asked about the \$250 deposit to the CA for social functions. Wilson said they have the \$250 check from July which will eventually be replaced with a current one.

Assessments for 2018 were assigned to our funds per the budget. All future charges to work on our governing documents will be paid out of the Covenant Contingency Fund.

Association funds as of January 31, 2018 are: General Fund \$19,358.17, of which these monies are earmarked for the Contingency Fund (\$5,757.62) and Covenant Contingency Fund (\$4,740.77). The Berry Roberts Lake maintenance fund (paid by assessments of owners whose lots are on the lake) is \$3,175.14. The Party Fund, which is not a part of our operating funds or budget, and not supported by assessments, is \$723.02. January income was \$100.00 for one estoppel letter. Expenses were \$135.00 to our attorneys for registering our Amendment documents, \$1.82 in postage for mailing documents to the attorney, and \$49.81 from the Party Fund for the Pot Luck Social. The current fund amounts reflect the deposit of the 2018 assessments which fund Wedgewood for the entire year, and will change significantly as bills come in.

Garretson moved and Mickel seconded that the January report be approved.

Committee Reports

Architectural: Regis said things going okay. Most of the mildewed roofs have already been cleaned. Those that haven't been are on the schedule. He provided an email from a resident concerned about a hose in a front yard. The ACC does not plan to issue a violation letter for this.

Declaration/Covenants Revisions: Vellante presented a progress report. The committee is about halfway through review of the Declaration. 44 of 106 reviewed items are fine. 18 they recommend deleting entirely (developer issues), and 9 need to be partially deleted. They recommend substantial modifications to 35 clauses. All recommendations are online. Lawyers would have to write the final language.

The committee is split on trucks and may be in favor of allowing trailers or pods while construction is taking place on a home. They were concerned about a PortaPotty issue when they saw one outside a home in another HOA. Discussion noted that having a PortaPotty in a yard is unsightly, but Regis noted that construction regulations require allowing one.

The committee will meet again on Wednesday, February 21st. They have had three community people attend a past meeting. All of their meetings are open to community members. They plan to have an informational meeting for the neighborhood when they have a proposal ready. There will probably need to be a meeting with our attorney, too. Vellante provided an estimate of cost for the neighborhood information meeting, primarily for presentation copies and mailing notifications. Costs will come out of the Covenant Contingency Fund. Garretson suggested that the committee give the presentation to the board first.

Hospitality: Vellante welcomed three new neighbors, Fladung, Michaels, and Griswold. He submitted bill for the welcome gifts and was paid by Wilson.

Social: Vellante reported that the pizza party will be on Feb. 25th. There are 36 signed up right now but expects to have more as residents still have until this Sunday evening to sign up. The ice cream social will be in March. The menu for the May 4th dinner in the Florida Room has not yet been determined. Fall Fest will be November 11th, either in the Florida Room at the Pavilion. A dinner cruise is planned for mid-April. and we may invite Wedgewood III for that event. The committee has added something new: dinner night out. They plan to go out once a month to a restaurant, paid with separate checks. The first one will be March 10th, Saturday at the Sea Hut Crab Shack in Palmetto. A golf tournament is in the planning stages. Last year we did not have a Christmas Party. The social committee will take it on this year and is looking at Cypress Creek.

Website: Mickel has tried corresponding with JustHost about reducing the hosting cost and noted the difficulty to communicating with the billing department. It appears they are not going to lower the price. We only have until March to pay the bill so that our website won't be taken down. It works out to about \$12 a month, but the billing for 3 years if we want that rate. We need to have the entire website backed up and Mickel plans to do that. Wilson asked how to reimburse Mickel, or pay it directly. They will coordinate.

Garretson reported that she had posted the info about the Hillsborough County Sheriff using the Nextdoor website for communications, and the Amendments, on the website.

### Old Business:

1. Pumping Station and Wedgewood Sign Landscaping Care and Sprinkler System: Malatesta agreed to meet with Don but never has been able to get together. The area is better trimmed now, though not complete and thorough. There is still some minor debris that hadn't been cleaned up. Scaringe asked for a "grade" on the job and Malatesta said C or C- "but still good value for what we pay." All communications were through voice mail and phone. There's apparently no stated standards for care of the pumping station and Wedgewood sign area. Don said, "If there's something special you want done, let us know." Replacement of plantings would require an extra charge. Malatesta recommended we stay with him. Regis said that any time he has called to ask them to do anything, they do it within 10 days. We need to be sure the Wedgewood sign area is maintained properly, not only because it is the entrance to our community but because it is on a resident's property.

Malatesta said the sun has beaten up the sprinkler system controller box at the pumping station. Don said it is a one-zone sprinkler and needs to be replaced. They don't make a one zone box any more, only one with 4 zones and it would cost about \$150 to replace it. He will bill us for the repair. Malatesta told him to replace any sprinkler heads that need to be fixed.

2. Update on properties in transition: estoppel letters and ACC notices. Six houses are currently for sale and more may come on the market shortly. We are required by FS 720 to provide an Estoppel letter for a prospective buyer on request from a title company and give the Estoppel letter contact on the website. Wilson

makes out the letters. She provided a copy of the sample Estoppel letter. The key for the ACC is the section on violations. We are required to state any financial obligations or property violations that a new owner will face upon purchase. This is so the new owner isn't blindsided. ACC needs to let sellers know of any violations so that they can correct them prior to sale or the Estoppel letter going out, and let Wilson know whether/when the violations have been satisfied. Garretson mentioned that we don't want to interfere with sales, but we also don't want new buyers being cited with violations as it causes hard feelings. Malatesta mentioned whether we should mention the red book requirements and suggested a reference to the document on our website. Vellante asks new owners if they have a red book when he visits them.

3. Completed Amendments to the Articles and Bylaws: Garretson posted the certified and filed documents on our website, including a clean copy of Amendments. A letter to neighborhood is required. Garretson provided a draft letter. Mickel moved and Malatesta seconded that the letter be sent. Garretson was directed to get it copied, double-sided, at the UPS store. Garretson will complete a Certificate of Mailing when complete.

New Business:

There was no new business.

Adjournment: Mickel moved and Malatesta seconded that the meeting be adjourned at 3:47 pm. Motion passed unanimously.

Future Board/Annual Meeting Dates: Tentative board meeting dates set through June, all Wednesdays:

March 14, 2:00 p.m. at Jerri Garretson's house

April 18, 2:00 p.m. at Marilyn Wilson's house. Jerri absent. Marilyn will take minutes.

May 16, 2:00 p.m. at Jerri Garretson's house.

June 20, 2:00 p.m. at Marilyn Wilson's house.

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

**SOCIAL EVENT DATES**

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

March 10, 2018, Saturday, Dinner Night Out at the Sea Hut Crab Shack

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

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

Mid-April - Tentative Dinner Cruise

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

Christmas Party TBA