

WEDGEWOOD OWNERS' ASSOCIATION, INC. BOARD OF DIRECTOR'S MEETING MINUTES

Wednesday, January 24, 2018 at 2:00 p.m. at Marilyn Wilson's, 2016 New Bedford Drive

The meeting as called to order at 2:05 p.m. by President Rebecca Scaringe. Present were Scaringe, Phil Mickel (vice president), Marilyn Wilson (treasurer), Geraldine Garretson (secretary), Ed Malatesta (director), Robert Vellante (chair of the hospitality, social, and covenant advisory committees), and Robert Luhmann and Jack Ward (ACC members). Garretson certified that notice had been posted on the bulletin board and website in accordance with FS 720.

Secretary's Report: Wilson moved and Scaringe seconded that the minutes of the 2017 Annual Meeting held December 7, 2017 and the organizational board meeting held December 7, 2017 be approved. Motion passed unanimously. She provided those present with updated neighborhood maps and directories.

Member Comments & Concerns: Vellante asked if there is a limit on pets in our governing documents. Wilson said two are allowed according to the ACC Guidelines.

President's Report: Scaringe called the county about our road condition. Our area is not on the books for resurfacing this year. She obtained a Reference Number (SR182376) as having lodged a request and creating a work order to have county personnel come and evaluate. They may do repairs if required.

Treasurer's Report: Wilson requested an annual bill with discount from Aquatic Systems but has not received one yet. As of today, all but 8 assessments have been received and she is working to collect them. Those paid were deposited in January. She has one overpayment she needs to refund. The assessment deposits will be shown in the January 2018 report.

She presented the December financial 2017 report. It was a quiet month. She received Don's Lawn Maintenance billing for the year. Discussion noted that Don's does a satisfactory job of mowing on the west side of the Wedgewood lake but the pumping station and Wedgewood sign areas look neglected. The invoice notes those areas and specifically says shrub care and pruning will be provided but it doesn't appear it is being done. Wilson wants to pay the bill, but not until we are assured those areas will be properly cared for. Scaringe moved and Mickel seconded that the treasurer call the company with bill in hand to find out whether we can get better service. Motion passed unanimously.

Ward said he and Regis looked at the area; some shrubs need to be replaced, and a large company would not be interested in a small job like this. No one seemed to know whether the sprinkler system at the pumping station is operating. Malatesta will check on it.

Luhmann asked about spraying the grass in the lake and expressed concern that it is contributing to shore erosion because the grass stabilizes the shoreline. The spraying is probably being done by Aquatic Systems. Malatesta has only seen them spray the grass IN the lake. Luhmann will talk to Regis about it and they will get or give some guidance.

As of December 31, 2017, total funds on deposit were \$11,402.96. The only expenses in December were \$30.79 for refreshments for the annual meeting and \$112.00 to renew our post office box for 2018. The amount in each fund was: General Fund \$4,821.60. Contingency Fund \$4,497.62. Covenant Contingency Fund \$875.77. Berry Roberts Lake Fund \$435.14. Party Fund (self supporting, not supported by assessments, and not part of the budget: \$772.83). January will be much more active.

Scaringe moved and Mickel seconded that the December report be accepted. It passed unanimously.

Committee Reports

Architectural: There are a lot of dirty roofs. Regis provided Garretson with reminder letters to be sent to several residents (to add stamps) and report at the meeting. Three others have already notified the ACC that their roofs are scheduled to be cleaned. The company renovating 2004 Berry Roberts Drive did everything the ACC asked and it is now on the market. Luhmann noted that standards need to be enforced evenly and

mentioned several issues needing attention including weeds, unmowed lawns and broken popcorn curbing. Garretson suggested an email to the neighborhood about issues that are seen in multiple properties, though not everyone has email. Reliable and unsatisfactory vendors were discussed.

Garretson noted that Wedgewood now has to provide Estoppel letters to prospective buyers following a strict legal format. These letters must list any monies due the association (such as assessments) and any "deficiencies" in the appearance of the property that the new owner would be expected to address. This will require coordination between the ACC and the board, particularly the treasurer, to be sure the estoppel letters are accurate.

Scaringe moved and Mickel seconded that our ACC members be reappointed for this year with the addition of John Bauckman as an apprentice. Motion passed unanimously. The board and ACC feel that in this year of transition back to self management it is wise to keep the committee in place that has worked on ACC enforcement before and add a new member to learn the system. The board thanks the three volunteers that offered to serve on the ACC, of whom Bauckman was one.

Declaration Revisions: Vellante reported that the committee first met in December and will continue reviewing the Declaration of Covenants and Restrictions line-by-line. Mickel helped generate a page on the website for the committee, to offer information, presentations, and status updates. The committee's goal is to finish review by March and then have an informational meeting with the community to get opinions. If the members like it, we can go to the lawyers for language. They hope to have the proposal ready for the annual meeting packet distribution in October to be voted on at the November 30th meeting. It's an aggressive schedule.

Hospitality: Vellante has three new residents to visit: Fladungs, Michaels, and Griswold. There are three houses on the market and two more may be listed soon.

Social: Vellante reported that the potluck social on Saturday, January 20th, was a success. 53 signed up and there were 13 no shows. The budget for the event, which was free to members, was \$50 and cost \$49.81. He presented an invoice for that amount.

Website: Vellante has a new page for the Covenant Advisory Committee. He was trained by Mickel. Mickel noted several issues with the website. 1. The registrant email was transferred over to a new Wedgewood Gmail account he created. 2. He created access to the hosting account and provided the login information to Garretson and Wilson, and will give it to any board member who wants it. He needs to show someone how to update the registrant and contact information to be sure Wedgewood maintains access to our account and website.

The billing is now coming to Mickel's personal email, with separate billing for hosting and registration. He can change it to the board email account, but someone will have to be checking it. Just-Host hosts the website and that cost is a monthly charge of about \$12 a month if we prepay for three years. It has increased because our three year introductory period is expiring. It's a shared hosting account, sharing the server with other accounts. We pay \$15.99 a year to keep the URL (name/internet address). Mickel's credit card is now automatically billed. He will see if there is another means of paying it and will find out whether he can get Just-Host to reduce the three year cost before we have to pay it in March. His aim is to make sure the website remains accessible to the board.

Garretson moved and Wilson seconded that we keep the hosting at Just-Host. Motion passed unanimously.

Old Business:

1. Pumping Station and Wedgewood Sign Landscaping Care and Sign lighting.

The appearance and landscaping issues are discussed under the treasurer's report due to the billing question. Regis reported, through Garretson, that he examined the solar power light at the Wedgewood sign and

discovered that the wire from the battery unit to the light had been cut. He spliced it and the light is now back on. At this point a new battery is not needed.

2. Wedgewood Age certification: Follow up: The Florida Commission on Human Relations has now updated on their website to show that Wedgewood is currently registered as an over-55 community through November 27, 2019 and has our correct P.O. Box address listed. The board will need to continue to gather proof of age of all new residents and those we don't yet have from longer-term residents and be prepared to send the form in again by the beginning of November.

3. Update on 2004 Berry Roberts Drive and other properties in transition: 2004 Berry Roberts Drive is now for sale, as well as two more properties: 2004 New Bedford Drive and 2053 Berry Roberts Drive. 602 Deep Lake Lane is now owned by Mary T. Michaels. 605 Deep Lake Lane is currently going through probate for the Schaeffer estate.

4. Amendments to the Articles and Bylaws Follow up. Garretson reported that she mailed the notarized and signed Amendment documents to our attorneys at Bush Ross on January 11th via certified mail, but the post office lists it as "delayed" and not delivered. She verified with Bush Ross that they did receive the documents despite what the post office website says, and have filed the Amendment to the Articles of Incorporation. They have prepared the Amendments and entire Bylaws for filing. They will send the completed documents when they receive them. Wilson reported that Bush Ross billed \$135.00 for these services and she paid it.

New Business:

1. New "red book": contents, number to print, time-line, color. Garretson noted that we either have to provide the membership with a document stating the passed and filed Amendments, to be added to their red books, or produce a new book containing the amendments. We only have four red books left to give to new residents that don't receive one from the previous owners. She verified with our attorney that she can insert the Amendments into the digital version of our documents and put them into a new book as long as we state that it is not an official copy. Vellante stated that he did not want us to produce a new book until we have gone through the Covenant revision project, since that may necessitate more changes. The board consensus was that we should send out the letter and wait to produce a new book until the Covenant project is complete. Garretson will draft a mailing for board approval next month.

Adjournment: There being no further business, Scaringe moved and Mickel seconded that the meeting be adjourned at 4:28 p.m. Motion passed unanimously.

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

February 14, 2:00 p.m. at Marilyn Wilson's house

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. 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