

WEDGEWOOD OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING AGENDA
Wednesday, March 14, 2018 2:00 p.m.
Home of Jerri Garretson, 2056 Berry Roberts Drive

The meeting was called to order at 2:08 p.m. Quorum was present with all board members in attendance. Notice of the meeting was posted on the website and the bulletin board west of the pumping station. Present: Becky Scaringe (president), Phil Mickel (vice president), Marilyn Wilson (treasurer), Jerri Garretson (secretary), Ed Malatesta (director), and Bob Vellante (committee chair). No ACC members were present.

Secretary's Report: Scaringe moved and Wilson seconded that the minutes of February 14 board meeting be approved as presented. Motion passed unanimously.

Garretson reported that after Wilson delivered copies of the "red book" to Michaels and Schimmoellers, we were down to one copy. Garretson added the amendments, certification and preservation letters and a new table of contents. Sharon Buckel volunteered to make ten copies for us and scanned the entire book to a modifiable PDF file which she also provided to Garretson. The board thanks Buckel for her assistance and the time and cost savings. Garretson put covers on six of the copies which are now in the possession of Wilson. She will put covers on the other four copies when she can get them.

We will need an entire new book when the Covenant update process is finished and should incorporate all amendments into the documents.

Member Comments & Concerns: No new ones were communicated to the board.

President's Report: 2019 room reservations can be delivered April 3rd, Claudia will send the room request form out on Monday, March 26. Scaringe will get and complete the form. Malatesta will drop it off on April 3rd. Choices for the 2019 annual meeting dates: Thursday, December 12 - first choice, Thursday, December 5 second choice and Friday, December 6 - third choice.

The county still has not done an evaluation of our roads. Vellante wondered if it would help to have Wedgewood II and III sign a petition. Scaringe said to have them call but, repair is not on this year's budget.

Treasurer's Report: Wilson presented the February 2018 report. All assessments are now in, the earliest we ever had all paid. From the General Fund, she paid Don's Lawn Maintenance for three months common grounds care and sprinkler repair completed (\$75 and \$150), reimbursed Garretson for expenses to mail the Amendment letters (\$43.54) and Bob Vellante for Hospitality (\$67.19). She paid a legal bill from Bush Ross for filing the Amendments passed at the annual meeting with the circuit court and the state (\$150.15). Total General Fund Expenses: \$485.88

Berry Roberts Lake Fund had paid expenses of \$330 for Jan-March to Don's Lawn Maintenance \$1612.80 to Aquatic Systems for this calendar year. Total paid from the Berry Roberts Lake Fund \$1942.80

The Party Fund had no February expenses and a \$20 donation from a member.

Fund totals as of February 28, 2018 are: General Fund = \$8,984.05. Within the General Fund are two designated funds, the Contingency Fund \$5,757.62), the Covenant Contingency Fund (for updating our governing documents, \$4,590.62). The Berry Roberts Fund stands at \$1232.34, and the Party Fund (not supported by any assessments) was \$743.02. Total association funds = \$21,307.65 (for the entire year).

Scaring moved and Mickel seconded that the report be accepted as presented.

For March: Wilson received and paid a bill from Bush Ross for \$135 for handing the corporate filing, not including the filing fee. Garretson said Letter of Agreement specified that they would not charge for this. She will ask Bush Ross about the charge.

Committee Reports

Architectural: No committee member was present to make a report.

Declaration/Covenants Revisions: Vellante reported that the committee has gone through the entire document and is ready to send the letter to the community about the Information Meetings. Wilson will make the copies, mailing labels, and Wedgewood return address labels. Copies will not be mailed to the board and committee members. The letter will also be emailed to those with email addresses and posted on the website.

Vellante went through the draft presentation he will use at the information meetings. He wants to make copies of both the presentation PowerPoint and the marked up version of the Declaration of Covenants and Restrictions to hand out at the meetings and requested board approval. The decision was made to start with 50 copies at the UPS Store. Mickel suggested that the new wording be a different color than the strikeout wording for ease of understanding in the presentation materials.

Garretson will ask our attorney, Eric Appleton, to set up a meeting with Vellante and his committee in the latter part of April and for an updated cost estimate for the process of meetings and preparing the documents, and suggest that he work directly with Vellante.

Hospitality: No report.

Social: The Pizza Party on February 25 was a success. 50 people signed up, 8 were no-shows, and 5 came that didn't RSVP. It came in a bit under budget. For the dinner night out on Saturday, March 10, 30 people came. It was a very nice evening and they may try this again. For the Ice Cream Social on Sunday, March 18, there are 45 people signed up. On Saturday the 24th a golf outing with 3 tee times is planned, with a cost for nonmembers of \$49 plus tax.

The committee began planning the May 4th dinner social and are now thinking of roast turkey with spiral ham and all the trimmings. They have no estimate of cost yet. They will do a 50-50 raffle and secondary prizes. They are starting to think about dinner cruise in April, with quite a few already signed up and offering to have Wedgewood II come along.

They are checking Christmas Party options. They went to Cypress Creek and made a reservation but some feedback has been negative and Cypress Creek wants a \$200 room charge. They are exploring other options, including the Sandpiper Grille, and reserved Rooms 2 and 3 at Community Hall as a potential catered option.

Website: Mickel reported that he paid the hosting costs for JustHost for three years, through March 11, 2021 and was reimbursed by Wilson. LEW is no longer involved, but Mickel has to do some updating. Everything now coming to the Gmail address he set up, and he earlier gave the board members the information to access that account. Garretson said we need to make sure future board members are aware of the scam letters asking for payment that end up switching charging far more and switching the hosting.

Old Business:

1. Pumping Station and Wedgewood Sign Landscaping Care and Sprinkler System: Don's Lawn Maintenance repaired the sprinkler system with a new timer and a repaired pipe for a cost of \$150. The timer is set, but Malatesta doesn't know the current setting. Scaringe will check what date what works with the address of the pumping station.

Malatesta checked around today. Things like old shoes and socks and a beer can had been there months. He removed them. Otherwise it doesn't look bad. The problem will be weeds as the season goes on. We don't know whether Don does weed control. There is no actual contract. Don will do what we ask; call him when it needs to be done. Scaringe asked about the sign area. Malatesta asked about the age of the bushes. They are old and also don't get any sun and water. We could replace them but need to find out what would live successfully in that environment. They will check with Bill and LaRae Regis for suggestions. Solar light is working.

2. Update on properties in transition: Garretson reported that the Reed family has decided not to sell the home at 2050 Berry Roberts Drive for now. Sharon Buckel suggested that in our estoppel letters, we state that there is a book of governing documents (now the "red book") that must be transmitted to the new owner at closing and they will have to sign for it. Buckel stated that agents are supposed to have the governing documents available IN the homes they are showing.

Sold, or selling soon (3 properties):

605 Deep Lake Drive (Schaeffer) sold to Artemio and Eleanor Colon but the new owners are not yet recorded with the county. They are working at the house but not moved in yet. Proof of age provided.

2013 New Bedford Drive (Danek) sale pending, estoppel letter was requested, closing soon.

2102 New Bedford Drive (Ris) sale reported but not registered with the county, no estoppel, no information.

On the Market: (5 properties)

2004 Berry Roberts Drive (Bank owned) for sale through bank's agent

2011 Berry Roberts Drive (Campbell)

2053 Berry Roberts Drive (Hyatt/Vitarelli)

2004 New Bedford Drive (Legg) for sale by owner

2025 New Bedford Drive (Schimmoeller)

3. Completed Amendments to the Articles and Bylaws: Garretson reported that the follow up certification letter to neighborhood was mailed. Cost: \$35.70 for copies, 4.99 for envelopes, tax \$2.85, and 82 stamps @49 cents (stamps purchased before new rate) = \$40.18. Total: \$83.82, approximately \$1.00 per address.

4. Men's Club presentation about Lifeline? Will check on setting up presentation for the board and seeing whether materials could be included for hospitality visits or meetings.

New Business: There was no new business.

Adjournment Mickel moved and Scaringe seconded that the meeting be adjourned at 4:45 pm.

FUTURE BOARD/ ANNUAL MEETING DATES: Tentative board meeting dates were set through June, all on Wednesdays:

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.)

COVENANT COMMITTEE INFORMATION MEETINGS

March 27, 2018, Tuesday 9:00 a.m. Caper Room at the Atrium Building

March 29, 2018, Thursday 6:00 p.m. Caper Room at the Atrium Building

SOCIAL EVENT DATES

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

March 24, 2018, Saturday - Golf outing for those previously signed up for a tee time.

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

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

November 30, Friday - tentative date for Christmas party