

WEDGEWOOD OWNERS' OWNERS' ASSOCIATION, INC.

Wednesday, June 20, 2018 2:00 p.m.

Home of of Jerri Garretson, 2056 Berry Roberts Drive

The meeting was called to order at 1:55 p.m. by President Rebecca Scaringe. Present were Scaringe, Phil Mickel (vice president), Geraldine Garretson (secretary), Robert Vellante (Covenant, Hospitality & Social Committees); and Jack Ward and Bill Regis (ACC). Director Ed Malatesta called in to attend by phone at 2:00 p.m. Garretson certified that notice had been posted online and at the bulletin board by the pumping station in accordance with FS 720. A quorum was present.

Secretary's Report: Mickel moved and Scaringe seconded that the minutes of the May 16 board meeting be approved. Motion passed unanimously. After a brief discussion, the board decided to have the secretary send the link to the minutes to all community members when they are posted on the website.

Member Comments & Concerns: None were expressed.

President's Report: No report, but Scaringe asked about the process of updating the Wedgewood Rules & Regulations, and ACC Guidelines to match the Declaration of Covenants and Restrictions if the new document is passed at the November 30 annual meeting. There was discussion about the process of updating and adopting them. Garretson pointed out the relevant Bylaws clauses. Revision, if necessary, will be deferred until after the annual meeting.

Treasurer's Report: Marilyn Wilson provided the May treasurer's report to Garretson. Funds available on May 31 are: Total Funds = \$18,890.90; General Fund = \$8,313.16; Contingency Fund = \$5,757.62; Covenant Contingency Fund = \$3,851.04; Berry Roberts Fund = \$462.34 (contract for mowing and water treatment were prepaid for the year); and Party Fund = \$506.74. The Party Fund is not funded by assessments. It grew due to revenue from previous social events. May was a quiet month. The only activity was in the Party Fund. Vellante noted that the Covenant Contingency Fund balance will go down when we receive the bill from our attorneys for the consultation about the Amended and Restated Declaration. Garretson noted that we should also receive a credit on that bill to reimburse us for the charge for filing our annual corporate registration. Our Letter of Agreement with Bush Ross stated that we would not be billed for that. There will also be deposits for Estoppel letters received in June. Mickel moved and Scaringe seconded that report be approved. Motion passed unanimously.

Committee Reports

Architectural: There is a dead oak tree on the bank of the Berry Roberts Lake. Falling limbs block mowing and a falling tree could damage the berm or dam. In addition, despite mowing, denser vegetation has gradually encroached and narrowed the bank of the lake. Bob Luhmann got a bid to remove the tree (\$475) plus trimming other trees and vegetation back (another \$350) for a total of \$825 from South Shore Farms Agriculture and Land Services owned by Brent Jones. They tried to get other bids, which were higher. Regis presented the insurance certificate from the contractor and a contract for the work, which he will oversee. Mickel moved and Scaringe seconded that the expenditure be approved. Motion carried unanimously. Scaringe signed the contract and will give copy of the contract and insurance to Wilson. There was a short discussion about rehab work taking place on a property and a new renter at another. There were no other ACC concerns.

Declaration/Covenants: Since the May board meeting, Vellante met twice with the advisory committee. The members examined the revised Declaration provided by our lawyers. They highlighted three pages of changes that don't meet the committee's intent and asked the lawyers to respond. The

attorneys will address those portions and provide a new document.

The committee addressed whether to vote on the entire document or each provision. They agree with the lawyer that it should be an up or down single vote on the entire document. Vellante feels it is riskier but cleaner and easier. Malatesta expressed a concern about this, that all the work and expense might be for naught if it gets turned down; where would we go from there? All board members recognize the risk and asked Vellante to consult with our attorneys about exactly how the process they recommend would take place. When our attorneys send latest revision, the advisory committee will take another look and make recommendations.

The board will need to choose a date for a community information meeting before we start delivering the annual meeting packets. Due to the early annual meeting date on November 30, packet delivery must take place between October 15 - November 16. An information meeting may need to be held before packet delivery. Board members questioned whether to include the "amended and restated" Declaration in the annual meeting packet or provide it separately. Garretson said our attorneys will probably want to create the packet to be sure we are following all requirements, and they may advise us.

The report of the committee's initial meeting with our attorneys ("Notes from our 04-24-2018 Meeting with Attorneys"), and all of their committee meeting minutes, are online here on our website:

<http://www.wedgewood1.com/covenant-updates/meeting-minutes/>

Documents on this page download as Word files when you click on them and cannot be read online.

Hospitality: No report.

Social: No report.

Website: Mickel just paid the annual \$15.99 fee and gave the bill to Marilyn.

Old Business:

Update on on properties in transition:

There may be new renters in two rental properties. Vellante asked if Hospitality gives renters a welcome gift. We never have, and have never had compliance from owners in letting us know identification and contact information for their renters.

2004 Berry Roberts Drive (bank owned - for sale)

2050 Berry Roberts Drive (Reed - for sale as of today)

2053 Berry Roberts Drive (sold on 6/12/18 according to Zillow. New owners have not moved in yet)

2025 New Bedford Drive (estoppel request received. Closing may take place July 12)

Wildlife: There are still wild pigs around the back of Berry Roberts lake, causing damage. The HOA cannot pay for wildlife damage to private property. Regis said he saw an animal the size of a Great Dane, hefty, with short hair and a face like a wolf or coyote face. Didn't look like a German shepherd.

New Business: There was none.

Adjournment: Motion to adjourn: Scaringe moved and Mickel seconded that we adjourn at 3:15 pm.

Future / Board/ Annual Meeting Dates:

July 25, 2:00 p.m., Wednesday, at Marilyn Wilson's house

August 22, 2:00 p.m., Wednesday, at Marilyn Wilson's house

September 24, 2:00 p.m., Wednesday, at Marilyn Wilson's house

October 17, 2:00 p.m., Wednesday, 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

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