

## **WEDGEWOOD OWNERS' OWNERS' ASSOCIATION, INC.**

**Wednesday, July 25, 2018 2:00 p.m. - Home of of Marilyn Wilson, 2016 New Bedford Drive**

The meeting was called to order by the president, Rebecca Scaringe, at 2:00 p.m. The secretary certified that proper notice in accordance with F.S. 720 was given and a quorum was present. Attending were Scaringe, Marilyn Wilson (treasurer), Phil Mickel (vice president), Ed Malatesta (director); Bill Regis, Jim Bauckmann and Bob Luhmann from the ACC; Bob Vellante (committees); and residents Leslee Ruthig, Gail Dudley and Jim Downie. Geraldine Garretson (secretary) attended and took notes via Facetime due to illness.

Secretary's Report: Mickel moved and Wilson seconded that the minutes of June 20 board meeting be approved. Motion passed unanimously.

Member Comments & Concerns: Wild Hogs on lake side of Berry Roberts Drive: Wild hogs have severely and repeatedly damaged properties on the west side of Berry Roberts Drive, especially those of the three residents attending and Carlton property. The hogs are aggressive and dangerous. That and the damage may affect property sales. The problem has been far worse this year, with up to 15 hogs roaming as far north as Flamingo Drive. They have no known predators in Florida. While it is legal to shoot them, this is an unsafe solution in a residential area. The issue was the subject of a FOX 13 news report on July 9th: <http://www.fox13news.com/news/local-news/frustrated-residents-seek-alternative-to-shooting-destructive-hogs>

Downie, Dudley and Ruthig have contacted a large number of county and state officials trying to find assistance in keeping the hogs out or getting rid of them. Some suggested solutions would be difficult if not impossible to implement due to property lines and regulations, including building a fence. County commissioner said we can't put a fence on county property. The county owns the conservation area and creek bed and other animals have to be able to get around. A neighborhood grant would not be approved for a fence or other solution not on common property benefiting the entire community.

The possibility of a hot wire fence was discussed and Mickel pointed out the necessity to get one that goes off if a human takes hold of it. More information would be necessary before anything could be done about a fence. Regis sprays with an ammonia water mixture and said a cougar was spotted, which might be a predator. The county commissioner said they would up their efforts to eradicate them but that they have been here since the conquistadors.

Glenna McFarland contacted Gloria Perez, District Aide to Representative Jake Rayburn (District 57) (Contact info: [gloria.perez@mtfloridahouse.gov](mailto:gloria.perez@mtfloridahouse.gov) Tel: 813-653-7097 or 850-717-5057), who reached out to several state agencies in an effort to find out who could provide assistance. Little Manatee River State park is supposed to be taking care of it by constructing large Jager traps, which are constructed gradually into a big corral.

The hope is that the traps will work and the problem will be alleviated, but the consensus was that both residents and the board need to stay in contact with the officials to find out what is being done and what more could be done. Garretson suggested writing thank you letters from the board to those agencies/individuals that were helpful, or said they would be. Ruthig will provide her with the contact information needed to write them,

President's Report: None

Treasurer's Report: There was no activity in June, no change to the balances. Mickel moved and Scaringe seconded that it be approved. Motion passed unanimously.

Committee Reports:

Architectural: Regis reported that there are lots of weeds and grass in flowerbeds and mildew on roofs and sidewalks. He provided a list of those that will get reminder letters and also noted a boat and trailer parked on a property. Regis reported that the contractor removed the dead tree. He said that some years ago the berm on the west side of the lake toward Kings Point was breached and several of the Berry Roberts owners went out and put in bags of concrete and sand but there is still a low area. He got a \$975 estimate to add fill but they can't get a truck in there without going across private property. Now there is a second low spot. The concern is that in a major storm the berm might wash out. Regis recommended monitoring it for now.

Hospitality: Vellante reported that some new members have moved in but he and Cindy have not been able to contact them yet.

Social: Vellante reported that the committee met yesterday to plan for Fall Fest, Nov. 11. There will be a simple menu including hamburgers, hot dogs, sausage, salad. They plan to keep price at \$7 and would like to have it outside at the softball field, but there is a weather risk. Will have an inside venue available. Will have a 50-50 raffle and other items.

Christmas Party: The committee decided on holding a Christmas dinner party on December 4 at the Sandpiper Grill. Attendees will order off the menu and pay their own bills so no money will exchange hands with the committee or board. We will need patience with meals being ordered individually. The committee is considering a gift exchange.

Declaration/Covenants: Vellante reported that on April 24 he and Scaringe met with lawyers about the committee recommendations. The legal team had a proposed document and the committee asked for changes. In the interim, the lawyers apparently had their own update #3 and then July 12 update #4. It made things very difficult to see what was new because previous changes did not show up in red. The committee went through and found that of the changes they asked for on June 10, all were done except three: a missing grandfather clause; a question about a section on Uniformity of Assessments; language about rentals; and a modifications for the pickup trucks of "no more than four wheels."

- Latest version from attorneys: Vellante discussed the communications with the lawyers and recommendations from the Covenant Committee. Board members had specific questions about wording and specific clauses. Vellante will meet with the committee this evening and communicate with the attorneys about those issues.

- update on "logistics" of annual meeting voting, documents to send to neighbors before meeting: It seems prohibitive to send out both the current document (which everyone should already have in their "red books") and a marked up copy of the proposed document (changes in red) as too cumbersome, long and confusing. Board and committee consensus is that there should be an "up or down" vote on a clean copy of the new document.

- set date for information meeting(s) for members? This cannot be set until we have the final document ready but Vellante hope we can have it in September. Garretson noted that 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.

The board is unanimous in thanking Vellante and the Covenant Committee for a very thorough and grueling job of minutely examining our current Declaration and every version proposed by the attorneys to formulate a new one that is far better.

Website: No report.

Old Business: We currently have three properties for sale, two that have closed with new owners moving in, and one that should close this week.

Properties currently for sale:

2050 Berry Roberts Drive, Reed, is for sale.

2004 New Bedford Drive, Legg, for sale by owner, listed at \$319,900.

2011 New Bedford Drive, Parker, for sale, listed at \$240,000 (HOA fee listed is wrong)

SOLD:

2004 Berry Roberts Drive - bank owned, closing anticipated July 27, new owner will be Rebecca Brocker.

2053 Berry Roberts Drive - Hyatt/Vitarelli, sold in June, new owners moved in, Ali and Jean Inanilan.

2025 New Bedford Drive - Schimmoeller, sold to Beckee & Greg Ledford.

New Business:

1. Key Locator/Emergency Notification Document updating and availability: Vellante provided latest version to board members, to be kept confidential.

2. Wild Hogs on west side of Berry Roberts Drive: see under Member Concerns

3. Any other other business deemed appropriate to come before the meeting. There was none,

Adjournment : Scaringe moved and Wilson seconded that we adjourn. The meeting was adjourned at 4:26 p.m.

**Future / Board/ Annual Meeting Dates:**

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

September 24, 2:00 p.m ., Wednesday, at Jerri Garretson'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

December 4, 2018. Tuesday, 5:00 p.m. at Sandpiper Grill - Christmas Party