

Minutes of the August 22, 2018 Board Meeting
WEDGEWOOD OWNERS' ASSOCIATION, INC.
2:00 pm. - Home of Marilyn Wilson, 2016 New Bedford Drive

The meeting was called to order by the President Rebecca Scaringe at 2:03 PM. Garretson certified that notice was posted in accordance with F.S. 720, on the bulletin board west of the pumping station and on the community website. Present were: Scaringe, Phil Mickel (Vice President), Marilyn Wilson (Treasurer), Geraldine Garretson (Secretary), Bill Regis (ACC), Bob Luhmann (ACC), Bob Vellante (Chair of the Covenant & other committees), and resident Gloria Smith. Director Ed Malatesta attended by phone. A quorum was present.

Secretary's Report: Wilson moved and Mickel seconded that the minutes be approved as presented. Motion passed unanimously.

Member Comments & Concerns: Scaringe reported that Charlotte Epps suggested that Wedgewood add a line item to our budget for a donation to the SCC Emergency Squad. Wilson commented that there are several worthy local causes that we could donate to and there could be community disagreement about where to donate, or being required to donate. She also noted that this would cause difficulties for people wishing to write off contributions on taxes, and we cannot require people to make donations. Garretson said our governing documents would prevent us from making this a part of our annual assessments because we are allowed to assess for Wedgewood operating expenses only. Therefore, it would have to be a separate fund and voluntary. It would be easier for people to donate individually and not make it a responsibility of the board. Scaringe said she would be glad to encourage our membership to contribute, and all others agreed.

Follow up on the wild hogs: We have not heard from Wedgewood members that the hogs have been back recently. Hogs damage has been spotted farther south. Garretson mentioned seeing evidence by Misty Greens, and Scaringe said a trapper caught one a couple of houses past Manosky's.

President's Report: After numerous contacts with Hillsborough County officials which haven't resulted in any action, Scaringe contacted Sam Sudman (Corporate Secretary of the SCC Community Association Board) as someone interested in road conditions in SCC. He said we are on the list but we are nowhere near the top, so unless a road is dangerous, the county won't repair it. He did not feel a petition would influence the county schedule. Several years ago they said our roads would be repaired in three years but we are still far down the list. They are still trying to complete the storm drain covers project.

Treasurer's Report: Wilson received two \$100 estoppel payments in July. The closing on 2004 Berry Roberts fell through. It is re-listed. 2050 Berry Roberts is projected to close at the end of the month and she has issued an estoppel letter. 2011 New Bedford is under contract but has not requested estoppel yet.

July Expenses included the removal of a dead tree on common property (\$825), taken care of by Regis; three hospitality baskets for new residents (\$68.88); Legal bill for work on the Declaration (\$1,347.50); and website (\$15.99) for a total of \$2,257.37.

There was no change the Berry Roberts Lake fund or Party fund. As of July 31, Wedgewood had \$16,833.53, with \$7,603.29 in the General Fund (operating fund), \$5,757.62 in the Contingency Fund, \$2503.54 in the Covenant Contingency Fund, \$462.34 in the Berry Roberts Lake Fund, and \$506.74 in the Party Fund (which is not supported through annual assessments). This does not include the legal bills for August and September.

Mickel moved and Scaringe seconded that we accept the treasurer's report. Motion passed unanimously.

Committee Reports:

Architectural: Regis reported that the committee went over the ACC Guidelines and brought copies of suggested changes in wording (not Rules) they propose. Board members are to read them over and let the ACC know if they are clear or have suggestions. Regis wanted to know whether to copy the Guidelines (as

updated) and get them out to the neighborhood. Garretson suggested that we wait until after the annual meeting because if the new Amended and Restated Declaration of Covenants and Restrictions passes, there will be a few additional changes and it would be better not to pay for copying twice. The updated Guidelines would be in the new replacement for the current "red book."

Regis also reported that some residents who received letters about mildew on roofs have not replied or had the roofs cleaned. Two of the letters were returned as undeliverable. Garretson has alternate addresses for those owners and will supply them to the ACC. Regis passed out a draft second reminder letter, which mentions a fine committee. This is an old letter that the board has never used. Garretson has copies of the three letters the board and ACC approved in November 2016 for L.E. Wilson, Inc. (LEW, our management company at that time) to use. She read them aloud and said she could update them for use, taking out references to LEW and send them to the board and ACC for approval.

There was discussion that some people do not realize the letter procedures and are offended when they get one, rather than realizing this is a prescribed board function serving to remind people of needed property maintenance issues they may not have noticed. Mickel offered to write an article about the procedure for the website. Garretson will include a link to it when she sends out the link to the minutes.

Regis called Don's Lawn Service about maintenance needed at the common area around the pumping station.

Declaration/Covenants: Vellante reported that on July 27th the committee sent all their comments and asked for a final document by the end of August. The latest communication from Bush Ross attorneys indicate they intend to meet that timetable. Once the committee has reviewed and approved the Amended and Restated Declaration of Covenants and Restrictions, the board will review it again. If all provisions are as intended, the board will approve it. Steps after that will include :

- Coordinate with Vellante to set the dates for community information meetings.
- Get the document copied and delivered to each Wedgewood owner
- Post the document on the website
- Preparation and delivery of the Annual Meeting Packet with notice of vote on the new Declaration.

Hospitality: Vellantes delivered two welcome baskets to, and met, Ali and Jean Inanilan (2053 Berry Roberts Drive) and Gregory and Beckee Ledford (2025 New Bedford Drive).

Social: Fall Fest will be on Sunday, November 11. The Christmas Party will be Tuesday, December 4 at Sandpiper Grille with guests ordering from the menu. No money will be collected by the committee.

Website: No report.

Old Business:

1. Update on properties in transition:

Properties currently for sale:

2004 Berry Roberts Drive, Bank owned, re-listed (sale did not take place in July), listed at \$209,900.

2050 Berry Roberts Drive, Reed, listed at \$269,900, estoppel requested, closing should be end of August.

2011 New Bedford Drive, Parker, listed at \$240,000, estoppel not requested yet, sale pending.

2027 New Bedford Drive, Herrell, listed at \$289,997

2. Annual Meeting dates and procedures: Garretson noted that so far no candidates for the election (two slots open) have come forward. However, Glo Smith (attending this meeting) is considering running.

Garretson went through the annual meeting packet delivery procedure and provided a document showing board absences and critical dates between now and the Annual Meeting. Regis said the ACC might be able to help with packet delivery. Smith also volunteered to deliver.

Garretson passed out a draft letter to our attorney, Eric Appleton, requesting answers to several questions about the attorney client relationship with Wedgewood. She will incorporate board suggestions and send it to him.

New Business:

2019 BUDGET: Wilson presented the draft budget for the coming year. She explained that the amounts in 2018 columns (YTD Actual, Balance Estimate, Total Estimate and Difference) will change as new amounts/bills/estoppel come in. There will be no change to projected income/assessments. No amount for Other Income (estoppel) is entered as we cannot project how many homes will sell during the year. It is hard to predict what might be needed for Common Grounds Replacement T&M. The Common Grounds Maintenance has been the same for years, paid to Don's Lawn Service to maintain the area on the west side of the pumping station. The original Covenant Project Reserves was intended to cover the amendments to our governing documents and the Declaration update. She added \$2,000 in 2019 in case there are further expenses.

She noted that we have not been using up the amount budgeted for supplies, because board members have not been requesting reimbursement. The amount budgeted for Printing is in anticipation of printing new document books for each resident if the new Amended and Restated Declaration is passed. She always overestimates Insurance in case the rate is raised. Hospitality is for welcome baskets.

She has not removed the line for Property Management because the board and community have not decided that hiring a manager is off the table. Garretson noted that all the reasons for contracting a manager before still exist but we haven't found one that would do the job as we want it done for a cost we are willing to pay. Not having a manager saves that cost but entails higher attorney costs; however, we are still financially ahead without the manager. We can continue self management as long as we have members willing to do the work.

2019 income tax is based on what we make in 2018 because it is paid in 2019. We do not pay income tax on assessments, but Estoppel fees are taxed 30% after the first \$100. There are two ways to file the corporate tax, and Wilson will file whichever one is best for Wedgewood.

Vellante asked about lowering the annual assessment. Reserves depleted by paying management fees in 2014 have been restored. Regis stated that he pays a \$480 annual HOA assessment for a house on Misty Greens under management, much higher than our \$115 assessment. Garretson and Wilson pointed out that we haven't completed the Covenant Project yet, don't know what kind of common grounds expenses we might face, or whether we would hire a management company.

After discussion, Scaringe moved to accept the proposed budget for 2019 as presented by Wilson and maintain the annual assessment at \$115 for the year 2019. Mickel seconded. Motion passed unanimously.

Encore Bank: Encore is merging with Lake Michigan FCU and will no longer offer a free business checking account for a balance of \$5000. In November, when the conversion is complete, Wilson will ensure we have the checking account that is most advantageous and least costly to us.

Adjournment: Mickel moved and Scaringe seconded that the meeting be adjourned at 4:10 pm.

Future / Board/ Annual Meeting Dates:

September 24, 2:00 pm ., Monday, at Jerri Garretson's house

October 17, 2:00 pm., Wednesday, at Marilyn Wilson's house

October 17 - November 11 - Annual Meeting Packet delivery

November 30, 2018 Friday, Annual Meeting in the Caper Room, 10:00 am. (Sign-in 9:00 am.) Board arrive 8:30.

SOCIAL EVENT DATES

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

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