

Minutes of September 24, 2018 Board Meeting
WEDGEWOOD OWNERS' ASSOCIATION, INC.
Home of Jerri Garretson, 2056 Berry Roberts Drive, Sun City Center, FL.

The meeting was called to order by President Rebecca Scaringe at 2:01 PM. Secretary 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: Rebecca Scaringe (President), Phil Mickel (Vice President), Marilyn Wilson (Treasurer), Geraldine Garretson (Secretary), Bill Regis (ACC), John Bauckman (ACC), Jack Ward (ACC), Bob Vellante (Chair of the Covenant, Social and Hospitality committees) and resident Gloria Smith. Director Ed Malatesta attended by telephone. A quorum was present.

Secretary's Report: Wilson moved to approve the minutes from the August 22, 2018 board meeting, as presented; seconded by Scaringe. Minutes were unanimously approved. Garretson sent a letter to a resident requesting updated contact information as their phone number and email are not working, and will have to do that with another owner who can't be reached.

Member Comments & Concerns: Scaringe reported that new owners John and Annett Wakeman, 2027 New Bedford Drive, expressed concern about their lawn care, which will be taken care of soon, and the entry light on the house, which was broken by movers before they took possession of the house. John is interested in serving on the Wedgewood HOA Board of Directors eventually.

President's Report: Nothing in addition to what was stated in Member Comments & Concerns.

Treasurer's Report: Wilson presented the treasurer's report, reiterating bills that had been paid (insurance \$609.00, reimbursement to Regis for supplies \$37.42, and Bush Ross, P.A. invoice for legal fees \$797.50 for July 2018). Eric Appleton, our attorney, worked at Bush Ross through September 14, 2018, so any legal bills through that date will be from Bush Ross. Appleton opened his own firm on September 17th. Subsequent bills will be from the new firm, Appleton, Reiss & Skorewicz, PLLC.

Garretson, in reading the Amended and Restated Declaration, questioned if the HOA had flood insurance and whether our insurance is in compliance with the Declaration. Wilson responded that the HOA has the same insurance as we have been carrying, minus coverage for employees since we no longer have any (as we did when we hired a management company). She will check on the common property insurance coverage and whether we have flood insurance.

Wilson reported that no monies had been expended from the Berry Roberts or Party funds in August. All checks written have cleared except for \$250.00 to SCC Community Association, which is our room deposit for this year and will be held by the CA. Balance by fund on August 31st was: General Fund \$6,956.87; Contingency Fund \$5,757.62; Covenant Contingency Fund \$1,706.04; Berry Roberts Lake \$462.34; Party Fund \$506.74. The total funds balance on August 31st was \$15,389.61. The Berry Roberts Lake Fund and Party Fund are not funded by Association assessments.

Two (2) Estoppel checks were received this month and will be shown in the September report. Mickel moved to accept the treasurer's report for August 2018 as presented; seconded by Scaringe. Motion passed unanimously.

Committee Reports:

Architectural: Regis noted that yards need to work on grass and weeds growing in landscaping. Some residents are waiting on companies to clean their roofs. Reputable roof cleaning businesses were discussed.

Scaringe said a resident asked if mulch could be used in her yard. Regis responded that use of mulch was acceptable. (However, landscaping plans need to be submitted to the ACC for approval.)

Bauckman said that the light for the Wedgewood sign at the entrance to the neighborhood is not working. Regis will look into it. Last time it was out, someone had cut the power line with a weed eater.

Covenant Committee: Vellante said that the completion of the Amended and Restated Declaration by Bush Ross, P.A. has been slower than anticipated due to law firm group change. The final Declaration was received September 7th and forwarded to the board. Covenant Committee will meet September 26, 2018 to review the document and prepare a cover letter. Vellante will contact lawyer to ensure that Wilson's typo corrections are incorporated and will also request that Appleton write an endorsement letter to be delivered with the document.

Garretson said the new document was much easier to understand than the current Declaration. She asked about the clauses concerning first mortgagee rights including restrictions on amending the Declaration (Article X), noting that their interest is in maintaining the value of the properties upon which they have loaned money. The board had questioned the need for that Article. Vellante said the lawyer recommended that this wording remain in the Declaration because changing wording would require each mortgage bank's written approval and that the process would be too costly.

Bauckman asked whether voting on the Amended and Restated Declaration will be per change or as a whole. The board has discussed this several times and decided on voting on the entire document. Vellante explained that our lawyer recommended voting on the document as a unit. Garretson noted that voting on separate changes would result in a ballot over 30 pages long due to removal of out-of-date clauses referring to the Developer, classes of membership, and clauses not in compliance with current state and federal law.

Wilson moved that the board approve the Amended and Restated Declaration, that it be voted on at the November 30, 2018 Annual Meeting, and that we deliver copies to Wedgewood owners as soon as we have the final copy. Scaringe seconded. Motion passed unanimously. Copies will be delivered to each resident as soon as the committee approves the final version with a cover letter explaining changes. Delivery will have to be completed by the end of October, but the plan is to try to do it in the first half of the month. The board approved having the document printed commercially (which has been budgeted) due to the length of it, though Wilson had volunteered to print it.

Two information meetings will be held to explain the new document and the changes in it to Wedgewood residents. Tentative dates were set for the morning of November 8 and the evening of November 13. Scaringe will contact the CA to reserve a room. (Note: dates reserved as of this writing and listed below.)

Vellante asked whether the Annual Meeting Packet will announce the voting on the Amended and Restated Declaration. Garretson showed him the Annual Meeting Packet approved by the board. She will send it to Appleton for legal review before it is delivered to the residents.

Vellante and the covenant committee were commended for their efforts.

Hospitality Committee: Vellante stated that hospitality gifts would be delivered to two (2) new home owners, Mike and Margo Lee at 2050 Berry Roberts Drive, and John and Annett Wakeman at 2027 New Bedford Drive. Colons at 605 Deep Lake Lane also should be given a hospitality gift even if these owners are renting the property.

Social Committee: Vellante reported that the November 11, 2018 Fall Fest will be held at the Horseshoe Pavilion by the ball field instead of the Florida Room.

Website Committee: Mickel had no report. Garretson stated that she posted the newspaper article about the Tuthills on the website.

Annual Meeting dates and procedures: Meeting will be Friday, November 30.

Garretson reported that the Annual Meeting Packet is completed and is ready for copying and delivery upon receipt of the final Amended and Restated Declaration, committee approval of it, and approval of the packet by our lawyer. It was emphasized that no further action would be taken until the covenant committee had recommended that the document be adopted. Garretson used last year's Annual Meeting Notice, prepared by our lawyer, as the template for this year's notice.

Regis questioned if ACC changes recommended for the Guidelines would be included in the Annual Meeting Packet. Board responded that they would be included in a new book of our governing documents to be prepared when and if the new Declaration is passed. Garretson supplied Regis with a copy of the proposed Amended and Restated Declaration. When the final copy of this Declaration is received from the lawyer, Vellante will add it to the HOA website (www.wedgewood1.com). There was no further discussion.

Four (4) dozen doughnuts, and doughnut holes, will be provided for annual meeting attendees. Scaringe will get the doughnuts and ensure coffee will be given to Claudia. Vellante has the paper cups and other supplies for coffee service and will bring them.

Wilson volunteered to copy the Annual Meeting Packets. She stated that there should be two (2) separate deliveries to residents; the new Declaration with a notice of changes and cover letters, and the Annual Meeting Packet. Currently eight (8) of each will have to be mailed. Regis volunteered to deliver the documents to Clements instead of mailing them. Garretson supplied a color map to simplify process for those delivering packets. It was stressed that when delivering them, the importance of voting in favor of the Amended and Restated Declaration, and of signing and supplying or mailing the Proxy be emphasized if a resident cannot attend the Annual Meeting.

Scaringe asked Smith if she was running for a position on the board. Smith responded that she will run and would like to be secretary. The Board asked that she supply them with a bio. Garretson noted that candidates run for a position as director, and the board elects its own officers.

New Business: Wilson moved that legal representation be moved to the new Appleton law firm, Appleton, Reiss & Skorewicz, PLLC; seconded by Scaringe. Motion unanimously passed. Scaringe has signed and provided that decision to both Bush Ross, P.A. and Appleton, Reiss & Skorewicz, PLLC. Eric Appleton has been the Wedgewood lawyer since February 2, 2012.

Adjournment: Mickel moved to adjourn; seconded by Scaringe. Meeting adjourned at 3:24 PM.

Future /Board/ Annual Meeting Dates:

Wednesday, October 17, 2018 – 2:00 p.m., Board Meeting at Marilyn Wilson's home

First two weeks of October - Planned delivery of Declaration packets

October 17 – November 11, 2018 – Annual Meeting Packet delivery

Tuesday, November 8, 2018 - 10:00 a.m., Information Meeting about new Amended and Restated Declaration at the Caper Room in the Atrium Building

Wednesday, November 14, 2018 - 6:00 p.m., Information Meeting about new Amended and Restated Declaration at the Caper Room in the Atrium Building

Friday, November 30, 2018 – Annual Meeting in Caper Room, 10:00 a.m. (Sign-in 9:00 a.m.)

Board arrival - 8:30 a.m.

Friday, November 30, 2018 - Board meeting immediately following the annual meeting, Caper Room.

SOCIAL EVENT DATES:

Sunday, November 11, 2018 – 1:30 p.m. – 5:30 p.m. at the Horseshoe Pavilion by the softball fields

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

Respectfully submitted,

Jerri Garretson, Secretary and Gloria Smith, Secretary Assistant <http://www.wedgewood1.com>