

Minutes of October 17, 2018 Board Meeting
WEDGEWOOD OWNERS' ASSOCIATION, INC.
Home of Marilyn Wilson, 2016 New Bedford Drive, Sun City Center, Fl.

The meeting was called to order by President Rebecca Scaringe at 2:07 pm. Secretary Garretson certified that the meeting 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), John Bauckman (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: Scaringe made a motion to approve the minutes from the September 24, 2018 board meeting, as presented; seconded by Wilson. Minutes were unanimously approved.

Member Comments & Concerns : No report.

President's Report: No report.

Treasurer's Report: Wilson presented the treasurer's report, reporting that payment for two (2) estoppel letters had been collected accounting for total fund balance increase of \$200.00 for September, 2018. She mentioned that 2004 Berry Roberts has a tentative closing and that payment for an estoppel letter should be forthcoming. There were no expenses incurred for September, 2018 and no checks were written. Balance by fund as of September 30, 2018 was: General Fund \$7,156.87; Contingency Fund \$5,757.62; Covenant Contingency Fund \$1,706.04; Berry Roberts Lake \$462.34; Party Fund \$506.74. The total funds balance as of September 30, 2018 was \$15,589.61. Scaringe moved to accept the treasurer's report for September 2018 as presented; seconded by Mickel. Motion passed unanimously.

Committee Reports:

Architectural: Bauckman reported that dead palm trees are planned to be replaced for two (2) residences. The light for the Wedgewood sign is not working. Bill Regis found the wires were cut by a mower and he repaired them, but it still is not working. The committee is working on solution.

Declaration/Covenants: Wilson gave an update on the status of amended Declaration deliveries. There are a few that still require delivery. These will be included with the annual board meeting packets scheduled to be distributed October 17, 2018 thru November 12, 2018.

Vellante reported that the electronic copy of the Amended and Restated Covenants that he previously emailed to the Board was not the latest version. He noted that a paragraph had previously been deleted and subsequent paragraphs had to be renumbered. He confirmed that the printed copy that was distributed to the community is correct and that the final electronic copy with the correct paragraph sequencing will be sent to the board.

He also said that the covenant meeting will be strictly informational and that he will use an overhead presentation. The Board questioned if handouts for this presentation were needed and felt members could take notes on key points. Garretson suggested that Vellante post a copy of this presentation on the Wedgewood Owners' Association website (www.wedgewood1.com). Copies will be

provided for members requesting them. Board plans to attend these informational meetings.

Vellante reported that Exhibit C (Articles of Incorporation) and Exhibit D (By-Laws) were attached to the Amended and Restated Declaration of Covenants and Restrictions in the final version sent by attorney's office. Garretson felt the lawyer did this to ensure a complete paper trail – showing an original document, a document including changes and then a final document. There was much discussion concerning Exhibits C & D, as defined above. Discussion included the added expense of recording (cost per page), legitimacy of including Exhibits "in" the Declaration, or only referencing Exhibits in the Declaration. Vellante stated that these Exhibits were currently in the red book (Wedgewood Owners' Association, Inc. - By Laws, Rules & Regulations, Covenants & Restrictions, Articles of Incorporation dated September 13, 2005). Garretson to research this matter further. Vellante felt this matter should be mentioned at the information meetings to emphasize that Exhibits C&D are not being voted on and will not be changed.

Wilson stated that the Exhibits were not included in the recently delivered Amended and Restated Declaration because they were not changed. Garretson stated that future books of Wedgewood governing documents would include all Exhibits just as they do now.

Garretson said the lawyer had approved the Annual Meeting Ballot.

Hospitality: Vellante delivered two welcome baskets to John and Annett Wakeman (2027 New Bedford Drive) and Alexis Gipson (2102 New Bedford Drive). He announced that this will be his last year as Hospitality Chair and hopes someone else in the neighborhood will continue to welcome new members.

Social: Fall Fest VI will be held Sunday, November 11, 2018 from 1:30 p.m. - 5:30 p.m. at the [Horse Shoe Pavilion located at the South Campus](#). Hamburgs, hot dogs, sausages, salads, desserts and soda will be served. Other beverages will be BYO. Vellante announced that this will be his last year as Social Committee Chair.

Website: No report. Mickel reviewed processes used for the website and how comments (which are mostly spam) are handled.

Old Business:

Update on properties in transition:

Properties currently for sale:

2004 Berry Roberts Drive, Bank owned, listed at \$199,900, pending, to close November 7. Estoppel letter requested and sent.

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

2011 New Bedford Drive, Parker Estate, listed at \$240,000.

605 Deep Lake Lane: Colons are renting this house to friends.

Annual Meeting dates and procedures: Garretson queried counting ballots and votes. Smith and Mickel volunteered to perform this task and Scaringe said Carol Yudofsky will assist, if required. Garretson explained the process that would be used to verify ballot and vote tallies and that proxies are not counted as votes; only ballots are valid. Proxies are to be attached to their associated ballot. Also, if a person is not designated on a proxy to cast a vote for a resident, then the vote is the responsibility of the board secretary.

Garretson went over the Annual Meeting member sign-in process, which will be conducted by her and board members, to insure that ballots are only provided to voting members or correctly designated Proxies. Only 84 ballots (one for each property in Wedgewood) will be printed, and ballots will only be

given to owners who sign in (to get their own ballot; one per property) or a correctly designated member Proxy. Only ballots can be credited as a valid vote; Proxies are not a vote; they authorize the Proxy to cast the vote. The voting process will be reiterated again before the annual meeting begins. We still need a candidate for an open position on the board and if one comes forward, Garretson will add his or her name to the Ballot.

Per Garretson – Annual Meeting Packets must be delivered by 11-12-2018 so those not deliverable can be mailed. Wilson will bring undelivered packets to Fall Fest in case any we haven't reached attend.

The proof of age process was discussed because this is required by Florida law every two (2) years to maintain Wedgewood Owners' Association status as an over-55 community. Garretson has coded the Annual Meeting Sign In Sheets so we can see which members need to provide proof of age. Scaringe will photograph drivers' licenses or ID cards showing age for those we need.

New Business:

No board meeting scheduled for November, 2018. If needed, will hold at end of Amended and Restated Declaration informational meeting.

Adjournment:

Mickel motioned to adjourn meeting; seconded by Wilson. Meeting adjourned at 3:23p.m. Motion passed unanimously.

FUTURE BOARD ACTIVITIES AND MEETING DATES:

October 17 - November 12 - Annual Meeting Packet delivery.

November 30, 2018, Friday, Annual Meeting in the Caper Room, 10:00 am.

(Sign-in 9:00 am.) Board arrive 8:30am.

November 30, 2018, Friday. Board meeting following Annual Meeting, Caper Room, circa 11:30 a.m.

SOCIAL EVENT DATES

November 11, 2018, Sunday, Fall Fest – Horse Shoe Pavilion, South Campus from 1:30 pm.-5:30 pm.

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

Respectfully Submitted,

Gloria Smith and Jerri Garretson