

**Minutes of the 2018 Annual Membership Meeting of the Wedgewood Owners' Association, Inc.**  
Caper Room in the Atrium of the Sun City Center Community Association  
Friday, November 30, 2018

Sign in and Social Time 9:00 a.m. -- 10:00 a.m. General Meeting 10:00 a.m. - 11:30 a.m.

**Present board and committee members:** Rebecca (Becky) Scaringe, President; Phil Mickel, Vice President and Website Chair; Marilyn Wilson, Treasurer; Geraldine (Jerri) Garretson, Secretary; Ed Malatesta, Director; William (Bill) Regis, ACC Chair, and Jack Ward and John Bauckman, ACC members; Robert (Bob) Vellante, Chair of the Covenants, Hospitality and Social committees.

Garretson certified that notice had been delivered in accordance with the governing documents and F.S. 720. A total of 68 households were represented in person or by proxy.

The meeting was called to order at 10:13 AM by Scaringe. She led the assemblage in the Pledge of Allegiance and a moment of silence in honor of deceased members.

**Minutes of the 2017 Annual Membership Meeting:** Dave Gilberg moved and Sharon Buckel seconded that the minutes be approved. The motion passed by unanimous voice vote.

**Treasurer's Report & Presentation of proposed 2019 Budget:** Wilson announced that our association checking account, which was at Encore Bank, has been absorbed by Lake Michigan Credit Union (LMCU) in a merger. The business account now only allows 25 deposits in a month. In order to avoid charges for more deposits, she will stagger the association assessment checks at no more than 25 per month until they are all deposited.

She presented the 2019 budget, noting that we budget only for the assessments we all pay. The Berry Roberts Lake Fund is separate and only affects the 12 houses on the lake. Estoppel income came from Estoppel letters issued for the 9 houses that sold. Unlike assessments, this is taxable income. We pay 30% of the Estoppel total minus \$100. Estoppels are shown as a zero in the budget because we cannot plan on house sales or how much income we might (or might not) receive from this source. Wedgewood has no income other than assessment and Estoppels.

Wilson further explained each line in the budget, also noting that reserves now seem to be at a sufficient amount. It took several years to replenish them. The general assessments and Berry Roberts Lake maintenance fund contributions were not raised for 2019.

A member asked about the maintenance at the area around the pumping station ("fort"). Regis and Scaringe replied that Don's Lawn Service does provide service but Regis calls the company when work is needed.

Sharon Buckel asked about the high amount budgeted for printing. Wilson replied that the 2019 board will prepare and print a new "red book" (in a different color binding) for the neighborhood containing the new Amended and Restated Declaration, if passed at this meeting, and updated Rules. Printing costs have gone up. Sharon Buckel said she might be able to make the copies at her office and asked the board to coordinate with her before paying for printing.

Carol Reynolds moved and Bob Vellante seconded that the budget be approved. It passed unanimously by voice vote. (Note: Wedgewood governing documents specify that the board creates and passes the budget and presents it at the annual meeting. A membership vote on it is not required but the approval of the membership is much appreciated.)

**Architectural Control Committee Report:** Bill Regis introduced committee members John Bauckman and Jack Ward. He asked the members to remember to turn in an ACC Request for any changes to the exterior of their homes. This is to keep a record of the neighborhood maintenance as

well as to ensure compliance with our Rules. He thanked everyone for taking care of their homes and keeping the neighborhood looking good. The commonest citation is for dirty roofs and sidewalks. Most of the roof cleaners will also clean sidewalks and driveways without an extra charge.

### **Committee Reports**

**Website:** Phil Mickel noted that the website has all our governing documents, rules, minutes of meetings, and articles about Wedgewood events and issues. It is an easy site to maintain. There are levels of access. Top access is for administrators, all the way down to someone can only post a news article. We allow comments, but normally they are only the people trying to sell stuff, so they get deleted. He needs a replacement website administrator due to ill health and asked for a volunteer.

**Hospitality:** Bob Vellante named the people who purchased ten homes in our association in the past year: Artemio and Eleanor Colon, Ali and Jean Inanilan, Eric and Midge Mader, Alexis Gipson, Greg and Beckee Ledford, Mary Michaels, Mike and Robin Griswold, Jim and Margo Lee, Cliff and Mary Ann Puckett and John and Annett Wakeman. He introduced those present; Mike Griswold and Ali Inanilan. Vellante announced that he is retiring from the committees at the end of this year.

**Social:** Vellante reviewed the social events of the year. One of our new residents, John Wakeman won the 50-50 at the Fall Fest and donated it all back to the party fund. The next one is Tuesday, December 4th, at Sandpiper Grill; order off the menu and pay your own. There will be a Yankee gift swap. Bring a wrapped gift worth \$10 or less. He recognized the great social committee. Debbie Chilson, Winnie Goldklang, Ed and Jan Malatesta, Joyce Moloney, Bill and LaRae Regis, Becky Scaringe, Joe and Toni Volpe, Jack and Billie Jean Ward, Carol Yudofsky, and Bob and Cindy Vellante.

**Covenants Committee:** Vellante reviewed the process the committee followed in developing the Amended and Restated Declaration of Covenants and Restrictions to be voted on at this meeting. He introduced the committee: Rick Chilson, Bob Bauer, Dave Gilberg, Glo Smith, Laurie Stevenson, and Ken Thoman. 68 paragraphs were deleted (unnecessary, dealt with the developer or first mortgagees). Restrictions on rentals were added. Trucks will be allowed to park in driveways with restrictions: no more than 4 wheels, no larger than 3/4 ton, no commercial plates, no storage in the bed, must be the owner's personal vehicle. The new document is unanimously recommended by committee, board and attorney. It is compliant with all federal and state laws and reviewed and prepared by our attorney. The Declaration protects our neighborhood. If the association votes it down, we are left with the 30 year old document with many inaccurate and unenforceable clauses. We probably will not be able to enforce the no truck rule. As of 2001, there are court cases in Florida upholding the rights of the homeowner, stating that there is no difference between an SUV and a small truck. They can park on the street anyway, which is a safety issue. Wilson said as treasurer she did not want to have to pay for a lawsuit. John Harter asked if the members would get a new red book. Jerri Garretson answered yes and explained it. Peter Garretson asked the members to give Vellante a hand for all his work.

**Election of Directors** - Jerri Garretson explained the voting process. Scaringe asked if there were any nominations from there floor. There were none. Carol Reynolds moved and Arnie Goldklang seconded that nominations be closed and the secretary cast one vote for the association to elect the members running for a seat on the board. The motion passed by voice vote. Garretson cast the vote for the association. Rebecca (Becky) Scaringe, Kenneth (Ken) Buckel and Gloria (Glo) Smith were elected for two year terms commencing January 1, 2019.

**Vote on the Amended & Restated Declaration of Covenants & Restrictions:** Jerri Garretson explained the voting and certification process and introduced the vote counters: Phil Mickel, Ed

Malatesta, and Carol Yudofsky. The ballots were collected and counted. With 68 ballots cast, and 75% affirmative votes required to adopt the new Declaration, at least 51 Yes votes were needed. The results were: 65 votes for passage and 3 votes against. The association voted overwhelmingly for passage.

**Old business:** there was none.

**New business:** During vote counting, Scaringe asked all those who were participating in our community on the board and committees to stand as she called on them by name and thanked them.

She said Charlotte Epps recommended that we remember those organizations in our community that help us and consider donating to them. Glo Smith mentioned the Emergency Squad, the last free one in the state of Florida. You pay nothing, 24 hours a day. It needs members, money, and they accept food. Arnie Goldklang mentioned the veterans' memorial in front of the Community Hall and suggested Wedgewood buy a brick for \$100. Scaringe said that the board has had other requests that Wedgewood donate and we cannot do them all, particularly out of our assessments. There are many worthy organizations, but the board feels this is a personal decision.

She asked everyone to slow down when driving through our neighborhood.

Scaringe said that after all the time that the Vellantes put in, we need someone to fill their shoes. We don't have to do the Covenants again but we still will need someone to chair the Social and Hospitality committees. Sharon Buckel volunteered to do Hospitality. There are a lot of people on the social committee who are staying, but need someone to lead it.

**Member comments & concerns:** Ken Thoman asked about the road conditions. Scaringe said we sent another letter but the county has not responded. Peter Garretson asked about getting a street cleaner in at least once a month. Regis said there is no money for that. Scaringe said they would make a request.

Scaringe asked the membership to thank Jerri Garretson for 10 years service. Garretson is leaving the board at the end of the month.

**Adjournment:** Carol Hawk moved that the meeting be adjourned. Mary Beal seconded. The motion passed on a voice vote. The meeting was adjourned at 11:12 AM.

Respectfully submitted,  
Jerri Garretson, Secretary

Website:  
[www.wedgewood1.com](http://www.wedgewood1.com)