

**WEDGEWOOD OWNERS' ASSOCIATION, INC. BOARD OF DIRECTOR'S
MEETING MINUTES**

Friday, January 11, 2018 at 3:00 p.m. at Marilyn Wilson's, 2016 New Bedford Drive

The meeting was called to order at 3:01 p.m. by President Rebecca Scaringe. Present were Rebecca Scaringe, Phil Mickel (Vice President), Marilyn Wilson (Treasurer), Ken Buckel (Secretary), Gloria Smith (Director), Sharon Buckel (Chair of the Hospitality Committee) and John Bauckman (ACC member).

Buckel certified that notice had been posted on the bulletin board and website in accordance with FS 720 by former Secretary, Jerri Garretson.

Secretary's Report:

Phil Mickel moved and Marilyn Wilson seconded that the minutes of the 2018 Annual Meeting held November 30, 2018, be approved. Motion passed unanimously.

Phil Mickel moved and Marilyn Wilson seconded that the minutes of the Organizational Board Meeting held November 30, 2018, be approved. Motion passed unanimously.

Certificates were presented signed by Gloria Smith and Ken Buckel attesting that they have read the Wedgewood governing documents and F.S. 720. Signed certificates are to be kept in the Association Resource Book.

Former Secretary Jerri Garretson sent the list of new officers to the SCCA and the attorney.

Buckel provided those present with updated neighborhood maps and directories. It was noted that Jim and Jane Holly need to be replaced on the Map for 1940 New Bedford and the Secretary will make that change and email to the Board and Architectural Committee new maps.

Member Comments & Concerns:

None of the Board received any communication from the Association Members at this time.

Treasurer's Report: As of today, all but 11 assessments have been received and she is working to collect them. Those paid were deposited in December and continued in January due to the limitations on deposits with the bank. The assessment deposits will be shown in the January 2019 report. She presented the December financial 2018 report.

One Homeowner reported that they will be selling their home and the assessment can be collected at the closing.

As of December 31, 2018, total funds on deposit were \$18,548.39 The only expenses in December were :

\$25.00 for refreshments for the annual meeting.

\$120.00 to renew our post office box for 2019.

\$60.00 for Legal fees.

The amount in each fund was:

General Fund \$16,349.56

Contingency Fund \$5757.62

Covenant Contingency Fund \$768.18

Berry Roberts Lake Fund \$1422.34

Party Fund \$776.49 (self-supporting, not supported by assessments, not part of the budget)

Gloria Smith moved and Phil Mickel seconded that the December report be accepted. It passed unanimously.

Marilyn Wilson also received a Proxy for the Annual Meeting which was received after the meeting. The Secretary was directed to place this in the Secretary Book.

Allen's Landscaping has taken over from Don's Landscaping. An invoice will be coming for the 2019 year and Marilyn Wilson is discussing with the new company the scope and fees of the work to ensure it includes the "fort."

President's Report:

Marilyn Wilson moved and Gloria Smith seconded that our ACC members be reappointed for this year: Bill Regis, Robert Luhmann, Jack Ward and John Bauckman. The board and ACC feel that in this second year of transition back to self-management it is wise to keep the committee in place that has worked on ACC enforcement before.

Annett Wakeman and Beckee Ledford volunteered to be Chairpersons of the Social Committee beginning in February.

Sharon Buckel and BettyLou Pratt have volunteered to co-chair the Hospitality Committee.

President Scaringe gave each Board Member the Berry Roberts Lake Committee Maintenance and Fee Agreement which will be placed in the Secretary's Book included with today's minutes. This Agreement is dated October 8, 1991, and has not been updated since that time. This agreement allows for the Treasurer to collect monies and pay bills for the Lake Committee, maintaining a separate line item in the budget for same.

The Certification of the Amended and Restated Declaration of Covenants and Restrictions For Wedgewood Owners' Association and a Limited Durable Power of Attorney allowing the Corporate Attorney to deposit money received on behalf of the Association were signed by President Scaringe and notarized January 6, 2019. They were then sent to the Corporate

Attorney. The original Limited Durable Power of Attorney will be maintained in the Wedgewood Owners' Association Inc. Governing Documents Notebook.

Ken Buckel agreed to be the liason with the Corporate Attorney on behalf of the Association.

Committee Reports:

Architectural:

Nothing to report.

Hospitality:

President Scaringe will contact Bob Vellante the former Hospitality Chairman to confirm any outstanding welcome baskets not delivered.

Sharon Buckel reported that she has already started securing baskets and contents, keeping an eye towards cost savings for the Association. She also asked the Board if she could add a "Priority Numbers" list and Utility Company information in the basket, along with an Association Telephone Directory, Map, Architectural Form, and another copy of the Welcome Letter which contained Board and Architectural Committee information. It was unanimously agreed that these would be helpful items to add to the basket.

Gloria Smith suggested that as the "Red Books" are distributed, a document should be signed indicating the receipt of the homeowner.

Social:

President Scaringe reported the Social Committee met earlier in the week and new ideas for Association get-togethers were discussed. This is an energetic group and we can look forward to continuing the fellowship and social aspect of our neighborhood. Events planned are noted at the end of the minutes.

Website:

John Wakeman is Phil Mickel's understudy for the website and they are working together on new aspects for the website. John is interested in using his drone to photograph the neighborhood and place photos on the website.

Phil is working on getting log-in access to the Board for the ability to post notices, minutes, documents, etc.

Old Business:

Covenants – Corporate Attorney contacting Homeowners via letter regarding the 1st Mortgagee, sending letters to 1st Mortgagee regarding Amendment.

Corporate Registration – due March in the amount of \$61.25 to be processed by the Corporate Attorney.

New Business:

Ken Buckel asked if he could have the large Plat Map copied on to a flash drive by Staples that could be uploaded to the website and available to the homeowners. The importance of the Plat map shows lot lines, easements, drainage areas, etc. In the past Jerri Garretson had to copy portions of the large map for various homeowners. The Board approved Ken Buckel to have the document copied and then uploaded to the website.

Documents from a Management Company interviewed for property management was determined by the Board to be unnecessary to keep and will be shredded by Ken Buckel.

New “Redbooks” - 100 copies of the Amended and Restated Declaration of Covenants and Restrictions For Wedgewood Owners’ Association, approximately 2400 pages, have been printed at no charge to the Association.

Ken Buckel asked the Board about the exhibits listed on the Table of Contents on the Amended and Restated Declaration of Covenants and Restrictions For Wedgewood Owners’ Association. He presented what he believed would be Exhibit A, the Legal Description, and Exhibit B, the Common Property Description. Everyone agreed that the documents presented would be those exhibits. Ken said that 100 copies of those documents will be printed by the next meeting.

The Board also approved Ken Buckel to find at a reasonable cost, covers for the new booklets.

Other Exhibits:

Rules and Regulations: There was discussion about the Rules and Regulations which appeared to duplicate the Architectural Guidelines. The inference of Guidelines is suggestive, whereas Rules are to be adhered to by the Homeowner and regulated by the Architectural Committee. The new document must also comport to the new Amended and Restated Declaration of Covenants and Restrictions For Wedgewood Owners’ Association. There was agreement to limit the content of the new booklets and the Board will review the two documents and send their comments to Ken Buckel who has agreed to create the one new document, Rules and Regulations, for review at the next Board meeting.

Articles of Incorporation: The next objective would be reviewing the Articles of Incorporation to update to conformance of the Amended and Restated Declaration of Covenants and Restrictions For Wedgewood Owners’ Association and sending those in to the Secretary of State. The Board agreed that they could draft a document with changes, and send to the Corporate Attorney for review, in order to minimize legal fees.

By-Laws: The last document for review will be the By-laws, again to maintain conformance with the Amended and Restated Declaration of Covenants and Restrictions For Wedgewood Owners' Association.

The Board will task themselves to one document revision at a time; however, it is important to get the new books out in a timely manner.

Sympathy Cards: Ken Buckel noted that in the past Jerri Garretson sent out cards when a death in the Association occurred. Ken sent out the card to the Millican Family as Jerri was in the process of handling her Mother's Estate. Ken provided a sample of a sympathy card that could be ordered to have on hand for these events, and everyone would receive the same card. The cost would be about \$1.25 per card. The Board approved the expenditure and Ken will order the cards.

President Scaringe announced the Board would need to conduct further business in a closed session. John Bauckman and Sharon Buckel excused themselves from the meeting. Scaringe advised the Board of a legal mailing and it was determined to take no action on the matter.

Adjournment: There being no further business, Becky Scaringe moved and Phil Mickel seconded that the meeting be adjourned at 4:50 p.m. Motion passed unanimously.

Board/Annual Meeting Dates:

February 15, 4:00 p.m. at Ken Buckel's house, 2048 Berry Roberts

March 15, 4:00 p.m. at Gloria Smith's house, 2028 New Bedford

November 29, 2019, Friday, Annual Meeting in the Caper Room, 10:00 a.m. (Sign-in 9:00 a.m.)

SOCIAL EVENT DATES :

January 27 - 4:00 pm Pot Luck Dinner, Community Hall Rooms 4 & 5 – a flyer was sent out on Tuesday by John Wakeman and reservations are starting to be received.

March 23 - 4:00 pm – 7:00 pm Appetizer and Drink of Your Choice Get-Together in the Florida Room.

May 18 - 4:00 pm – 8:00 pm Fundraiser Dinner in the Florida Room

October 6 – 3:00 pm – 6:00 pm Fall Event at the Horseshoe Pavilion behind Community Hall

December 1 – 5:00 pm Holiday Party