

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

Friday, February 15, 2019 at 4:00 p.m. at Ken Buckel, 2048 Berry Roberts Drive

The meeting was called to order at 4:01 p.m. by President Rebecca Scaringe. Present were Rebecca Scaringe, Marilyn Wilson (Treasurer), Ken Buckel (Secretary), Gloria Smith (Director), Sharon Buckel (Chair of the Hospitality Committee) and Bill Regis, Robert Luhmann, Jack Ward and John Bauckman (ACC members).

Buckel certified that notice had been posted on the bulletin board and website in accordance with FS 720 by President Rebecca Scaringe.

**Secretary's Report:**

Scaringe moved and Wilson seconded that the minutes of the January 11, 2019, meeting be approved. Motion passed unanimously.

**Member Comments & Concerns:**

Scaringe reported that letters had arrived to the Homeowners from the attorney regarding the 1<sup>st</sup> Mortgage requirement regarding Amended Declaration changes. Scaringe sent out 2 emails to the Homeowners with additional information. Copies of those emails are attached to these minutes.

**Treasurer's Report:** Marilyn Wilson stated that as of today, all but 6 assessments (Lake Fund and HOA) have been received and she is working to collect them. She continues to deposit them due to the limitations on the number of deposits we can make in one (1) month with the bank. She presented the January 2019 Financial Report.

As of January 31, 2019 total funds on deposit were \$20,211.04. The only expenses in January were:

Common Grounds maintenance at Pump House/Sign	
Trimming/Spraying to Alan's Lawn Maintenance	\$300.00
Appleton, Reiss & Skorewiz	\$377.50
Appleton, Reiss & Skorewiz re: Conventions	\$ 30.00
Supplies – endorsement stamp	<u>\$ 18.49</u>
Total	\$725.99
 Payment for Holiday Party (from Party Fund)	 \$106.36

The amount in each fund was:

General Fund \$10,002.79	Contingency Fund \$5,757.62
Covenant Contingency Fund \$2,738.16	Berry Roberts Lake Fund \$1,042.34
Party Fund \$670.13 (self-supporting, not supported by assessments, not part of the budget)	

Scaringe moved and Smith seconded that the January 2019 Financial Report be accepted. It passed unanimously.

**President's Report:**

Nothing to report at this time.

**Committee Reports:**

**Architectural:**

3 lamppost tops are not black, Board found no issue with that.

2050 Berry Roberts will be getting a new roof and a tarp will be on the roof until the underlayment dries out. ACC found no issue with this happening.

**Hospitality:**

Sharon Buckel reported that 4 baskets needed to be delivered from the former 2018 Chairman. She had provided the Board with a photo sample basket by email and received no changes. The priority list, directory and welcome letter were included in each basket. A bill was submitted in the amount of \$ 93.54 basket contents for 4 baskets and purchase of 7 baskets.

On January 18, 2019, baskets were delivered to Jim and Jayne Holly at 1940 New Bedford and Cliff and Maryann Puckett, and on January 29, 2019, to Margo Lee at 2050 Berry Roberts. There remains 1 basket to be delivered to the Colons at 605 Deep Lake when they arrive in June.

**Social:**

A Potluck Dinner was held on January 29, 2019 with approximately 54 signing up to attend. Good turnout and support from all committee members.

March 23 - 4:00 pm – 7:00 pm Appetizer and Wine Get-Together in the Florida Room.

Holiday Party – Ken and Sharon Buckel went to dinner at Sandpiper to ascertain whether to keep the holiday party there given negative issues discussed at last Board Meeting. On a Sunday evening, with not even the bar area section full, there was a 30 minute wait for a table. Diners were told that the restaurant was understaffed, no marinara sauce was available, numerous pasta dishes would be excluded from the menu. All staff appeared to be new. The following weekend Sharon Buckel explored the possibility of Fiore's and spoke with the owner. He was amenable

to a Sunday evening, with a starting social time of 5:30 and dinner at 6:15. He definitely could work on a menu with our cap out price of \$25.00, same price as in 2016. The limitation would be that right now they can only accommodate about 45 people, which is about the attendance in parties past. Sharon discussed this with Chairman Annette Wakeman who was positive about the potential change.

**Website:**

Buckel will follow up with Wakeman on uploading information to the website.

The calendar section does not appear to be working. Buckel will work with Wakeman on that as well.

**Old Business:**

Corporate Registration – due March in the amount of \$61.25 to be processed by the Corporate Attorney. Discussion on whether this can be done by the Board to keep attorney fees at a minimum. It was decided that the Secretary will update and pay the Corporate Registration and so advise the attorney.

Large Plat Map - Buckel will have the document copied and then upload to the website.

Sympathy Cards: Buckel presented an invoice for \$38.62 for the purchase of the sympathy cards as approved at last month's meeting.

New "Bluebooks" – So far 100 copies of the Amended and Restated Declaration of Covenants and Restrictions including Exhibits A and B have been copied and placed in the binders. The cost of paper covers was about \$.50 each. With President Scaringe's approval, Blue half-inch binders were secured for about \$1.00 each, as this way they may not be "lost" and are in a hard cover which may alert the homeowner to keep the binder. An invoice was provided in the amount of \$100.00 for the purchase of the binders as approved at last month's meeting. Buckel provided a sample with the label on each binder stating:

Wedgewood Homeowner's Association Important Documents  
for the Property at \_\_\_\_\_

Rules and Regulations: Buckel had provided the Board members and the ACC a color coded copy of the Rules and Regulations containing the 2005 Rules currently in effect, changes from Buckel, Scaringe, Smith, language from Amended Declaration and the ACC language. The Rules are now alphabetized for ease of understanding, and the Board and ACC went through each category to arrive at a possible final document. Buckel will take the changes discussed and a draft "final" copy which will be sent out to the Board and ACC for review. Finalization will be on the agenda for next meeting with the goal of completing a final Rules and Regulations at that time.

**By-Laws:** The next 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. Buckel will send a draft of the possible changes for the Board to review for next meeting.

**Articles of Incorporation:** The final 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 will task themselves to one document revision at a time; however, it is important to get the new books out in a timely manner.

**New Business:**

No new business. Scaringe asked the Secretary to be sure to include the Social Committee Chairs on the email with minutes and Board agenda so that they may attend and provide reports.

President Scaringe announced the Board would need to conduct further business in a closed session. The ACC and Sharon Buckel excused themselves from the meeting. Buckel asked that Sharon Buckel attend due to her 40 years of paralegal experience on corporate issues. Discussion of legal precedents and procedures were discussed and a plan of action to finalize the new Blue Books.

**Adjournment:** There being no further business, Scaringe moved and Wilson seconded that the meeting be adjourned at 6:36 p.m. Motion passed unanimously.

**Board/Annual Meeting Dates:**

March 9, 2:00 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 :**

March 23 - 4:00 pm – 7:00 pm Appetizer and Wine 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

Wedgewood Owners' Association, Inc  
P O Box 5738, Sun City Center, FL 33571-5738  
Treasurer's Report  
Jan 31, 2019

**Deposits, Jan 2019**

Wedgewood Owners' Assn.	25 (51) of 84	\$ 2,875.00
Berry Roberts Lake	03 (07) of 12	\$ 720.00
Total Assessments Collected		\$ 3,595.00
Other Income		\$ -
Total Deposits		<u>\$ 3,595.00</u>

**Balance - Jan 31, 2019**

Checking Account	\$ 20,211.04
Total Available	<u>\$ 20,211.04</u>

**Balance by Fund - Jan 31, 2019**

General Fund	\$ 10,002.79	\$ 18,498.57
Contingency Fund	\$ 5,757.62	
Covenant Contingency Fund	<u>\$ 2,738.16</u>	(1,970)
+\$2,000, budget to CCF -30 legal		
Berry Roberts Fund		\$ 1,042.34
Party Fund		\$ 670.13
Total		<u>\$ 20,211.04</u>

**Income, Expense and Party - Summary**

**Jan 1, 2019 - Jan 31, 2019**

Starting Balance	\$ 18,548.39
Income	\$ 3,595.00
Expense	\$ 1,825.99
Party Revenue (Admit,Raffle Net,Surplus Sale)	\$ -
Party Purchase (Entertainment, Catering, etc)	<u>\$ 106.36</u>
Ending Balance	<u>\$ 20,211.04</u>

Wedgewood Owners' Association, Inc  
P O Box 5738, Sun City Center, FL 33571-5738  
Treasurer's Report

**Income, Expense and Party - Detail**  
**Jan 1, 2019 - Jan 31, 2019**

<b><u>General Fund</u></b>		
Starting Balance		\$ 16,349.56
Assessments		\$ 2,875.00
Estoppel Income		\$ -
Other Income		
Funds Available		<u>\$ 19,224.56</u>
<b>Expenses</b>		
<b>Common Grounds Maintenance</b>		
<b>Pump House/Sign Trim/Spray</b>		
Alan's Lawn Maint	\$ 300.00	
Appleton, Reiss & Skorewiz	\$ 377.50	
Appleton, Reiss & Skorewiz - cov's	\$ 30.00	
Supplies - endorsement stamper	<u>\$ 18.49</u>	
		<u>\$ 725.99</u>
Ending Balance		<u><u>\$ 18,498.57</u></u>
<b><u>Berry Roberts Lake Fund</u></b>		
Starting Balance		\$ 1,422.34
Assessments		<u>\$720.00</u>
Funds Available		\$ 2,142.34
<b>Expenses</b>		
<b>Alan's Lawn Maint., Inc. - 12 Months</b>		
(January)	\$ 1,100.00	
<b>Aquatic Systems, Inc. - 1 month</b>		
(January) <i>12/6/19</i>	<u>\$ -</u>	
		<u>\$ 1,100.00</u>
Ending Balance		<u><u>\$ 1,042.34</u></u>
<b><u>Party Fund</u></b>		
Starting Balance		\$ 776.49
<b>Party Revenue (Admit, Raffle Net, Surplus Sale)</b>		
Funds Available		<u>\$ 776.49</u>
Ed Malatesta - Christmas Party	\$ 106.36	
**		<u>\$ 106.36</u>
Ending Balance		<u><u>\$ 670.13</u></u>

2019 Assessments Held for Feb/Mar: 27 WOA, 1 BRL \$3345

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

Saturday, March 9, 2018 at 2:00 p.m. at Gloria Smith's 2028 New Bedford

**AGENDA**

Call to Order/Attendance

Secretary's Report

Member Comments & Concerns

Treasurer's Report

President's Report

Committee Reports:

Architectural

Hospitality

Social

Website

Old Business

Corporate Registration – due March by the Secretary

Rules and Regulations – Final Review

New Business

By-laws – Review to conform to Amended Declaration

Adjournment