

WEDGEWOOD OWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Friday, May 17, 2019 at 2:00 p.m. at Ken Buckel's House, 2048 Berry Roberts

AGENDA

Call to Order/Attendance

Secretary's Report

President's Report & Member Comments & Concerns

Treasurer's Report

Committee Reports:

Architectural

Hospitality

Website

Old Business

Articles of Incorporation - Final Review

Grant Application

New Business

Adjournment

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

Friday, April 19, 2019 at 2:01 p.m. at Marilyn Wilson's, 2016 New Bedford

The meeting was called to order at 2:00 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 Jack Ward (ACC member).

Secretary's Report:

Buckel certified that notice had been posted on the bulletin board and website in accordance with FS 720 by President Rebecca Scaringe. Wilson moved and Scaringe seconded that the minutes of the March 9, 2019, meeting be approved. Motion passed unanimously.

The newly approved Rules and Regulations were mailed to all HOA members. The HOA already had postage, and the copying, paper and envelopes were done by the Secretary at no cost to the HOA. An additional 100 copies have been printed for insertion into the Blue Binders.

A sympathy card was sent to the family of Spencer Faircloth on behalf of the HOA.

President's Report & Member Comments & Concerns:

Dates for 2020 need to be sent in to the CA. It was determined that the following dates be secured:

Annual Meeting for 2020 will be requested for Friday, December 4, 2020, either in the Caper Room or the Sandpiper Room from 8:30 am to 12:00 Noon.

Treasurer's Report: Marilyn Wilson stated that as of today, all but two (2) assessments (1 Lake Fund and 1 HOA) have been received and she is working to collect them. She presented the March 2019 Financial Report.

As of March 31, 2019 total funds on deposit were \$22,072.10. The only expenses in March were:

Legal Fees for Covenants	\$350.00
Corporate Registration	\$ 61.25
Supplies	\$ 23.69
Legal Advice	\$146.00

An additional bill for services with regard to the mortgage letters was received in the amount of \$480.12. The Secretary is directed to contact the Attorney asking for an itemized bill, i.e. the

dates of service, a description of the service provided, amount of time spent. Additionally, the Board has requested a status on the Covenant Project, when the final document will be recorded with the County so we can begin finalizing our new Blue Books. A draft letter will be provided to the Board for review prior to sending. The amount in each fund was:

General Fund	\$12,970.29
Contingency Fund	\$5,757.62
Covenant Contingency Fund	\$2,388.18
Berry Roberts Lake Fund	\$334.34
Party Fund (not part of budget)	\$621.67

Scaringe moved and Buckel seconded that the March 2019 Financial Report be accepted. It passed unanimously.

Committee Reports:

Architectural:

Ward reported that there continues to be requests each week. Two (2) new roofs were just approved this week. There are some issues with lawns which the committee will again discuss with the Owner and possibly send a letter if not resolved. There appears to be a home that is rented and not in compliance with the Rules of a 12 month Lease. The Board directed the Secretary to send the Rules with a cover letter to the Owner who is out of state. A draft letter will be provided to the Board for review prior to sending.

The Regis' and Ed Malatesta refurbished the Wedgewood sign and lighting. The Secretary was directed to send a thank you to each for their efforts.

Hospitality:

There are a few Owners who are having health issues. The Board directed the Hospitality Chair to send appropriate cards to them from the HOA.

Social:

March 23 - Appetizer and Wine Get-Together was attended by about 30 members. There was a variety of food and everyone had a great time.

Website:

John Wakeman is unable to assist on the Website, so Ken Buckel volunteered and will work with Mickel on the various processes and procedures involving the website. Hosting expires in 2021.

Buckel worked with Jerri Garretson to upload the 2019 Minutes, New Rules, DCR's and Plat Map to the website. The map is not showing as an image, Mickel will work on resolving that.

Old Business:

By-Laws: A draft of the By-laws changes had been sent out by Buckel. The Board reviewed the draft and discussed the changes. All changes mirror the Amended and Restated Declaration of Covenants and Restrictions for Wedgewood Owners' Association as voted on at the last Annual Meeting. It was moved by Wilson and seconded by Mickel that the changes be approved. The Board approved the By-laws and notations of changes. As the current By-laws are in the Red Books, the new By-laws will be placed in the Blue Binders and the summary of changes will be part of the Annual Meeting Packet to be voted on at the Annual Meeting, if the Attorney approves this process.

Articles of Incorporation: Buckel will send out a draft revision of the Articles of Incorporation with today's minutes to the Board for review and discussion at the next meeting.

New Business:

Scaringe was informed of the possibility of Grants for beautification being available. It was discussed that the Pumping Station could be a possible target for such Grant. Putting in cement benches, artificial trees to cut the cost of landscaping for the HOA were possible targets. Sharon Buckel volunteered to write the grant as she had previous experience. Scaringe will obtain more information and provide S. Buckel with the materials.

Adjournment: There being no further business, Mickel moved and Smith seconded that the meeting be adjourned at 3:27 p.m. Motion passed unanimously.

Board/Annual Meeting Dates:

May 17, 2019, at 2:00 pm at Ken Buckel's, 2048 Berry Roberts Drive.

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

SOCIAL EVENT DATES :

May 18 - 4:00 pm – 8:00 pm Fundraiser BBQ in the Florida Room. \$15.00 pp, reservations by May 11th. There will be a 50/50 Raffle as well.

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

December 1 – 5:00 pm Holiday Party