

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

Friday,
Friday, April 19, 2019 at 2:00 p.m. at Marilyn Wilson's House, New Bedford

AGENDA

Call to Order/Attendance

Secretary's Report

President's Report & Member Comments & Concerns

Treasurer's Report

Committee Reports:

Architectural

Hospitality

Website

Old Business

By-laws – Final Review

New Business

Articles of Incorporation – Review to conform to Amended Declaration

Adjournment

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

Saturday, March 9, 2019 at 2:00 p.m. at Gloria Smith's, 2028 New Bedford

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

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 February 15, 2019, meeting be approved. Motion passed unanimously.

Completion of Plat Map Copying – need to upload to website

Filed Annual Report with State of Florida, informed Corporate Attorney and provided copy of same.

Secretary pointed out that Bush Ross firm was a property right's firm with extensive background and knowledge. The new Appleton firm, while Eric Appleton worked with the Board on HOA matters, it primarily a debt collection firm. It appeared by the email correspondence that the paralegals at the office do not communicate with attorney Appleton. Board needs to monitor the communications with the firm and the satisfaction of these communications.

President's Report & Member Comments & Concerns:

A few members expressed concerns regarding the mortgage information letters which President Scaringe responded to advising them that this is required under our governing documents as well as F.S. 720..

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

As of February 28, 2019 total funds on deposit were \$21,013.04. The only expenses in February were:

Hospitality (baskets and contents)	\$132.56
Supplies (Blue Binders and paper)	\$108.98
Income Tax	\$240.00

The amount in each fund was:

General Fund \$20,777.03	Contingency Fund \$5,757.62
Covenant Contingency Fund \$2,738.16	Berry Roberts Lake Fund \$-385.66
Party Fund \$621.67 (self-supporting, not supported by assessments, not part of the budget)	

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

Committee Reports:

Architectural:

Applications were submitted for several re-roofs or roof repairs.

Hospitality:

Nothing to report at this time.

Social:

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

Website:

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

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

Old Business:

Rules and Regulations: Buckel had provided the Board members and the ACC a final Rules and Regulations. Additional changes were noted. A motion was made to accept the Rules and Regulations with the minor grammatical changes notes by Wilson and seconded Scaringe. The motion was passed unanimously.

According to the current By-Laws, these can be sent out to the membership and be in effect if by mail. Article IV, Section 16:

The Board of Directors shall have the powers set forth in the Declaration and the Florida Not-For-Profit Corporation Act, including but not limited to the following:

(a) adopt and promulgate rules and regulations governing the Subdivision or contemplated by the Declaration, and to establish penalties for the infraction thereof (a rule shall be deemed promulgated when a copy thereof is furnished to each class A member in person or mailed to each such member at the address on the records of the Association).

There was discussion on whether to send out the Rules and Regulations to the membership at this time and advising the elimination of the Architectural Guidelines. There is an additional cost, but with copying costs for the Blue Books being minimalized, the cost to mail would be less than \$1.00 per member. It was moved by Buckel and seconded by Wilson to mail out to the members the new Rules and Regulations. The Secretary, President and Chair of the ACC will create a letter and the Secretary will send out the mailing.

By-Laws: A draft of the By-laws 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. A final draft version will be voted on at the next meeting.

Articles of Incorporation: Buckel will send out a draft revision of the Articles of Incorporation. These, along with the By-laws need to be voted on by the membership at the Annual Meeting. Once that is done, the Secretary can file the Amended and Restated Articles of Incorporation with the State.

Due to the timing of seasonal members leaving Florida, it was determined to hand out the Blue Books, providing a summary of the changes to both the Articles and Bylaws that conform with the Amended and Restated Declaration of Covenants and Restrictions For Wedgewood Owners' Association with the voting packages in fall.

New Business:

None at this time.

Adjournment: There being no further business, Scaringe moved and Wilson seconded that the meeting be adjourned at 3:43 p.m. Motion passed unanimously.

Board/Annual Meeting Dates:

April 19, 2019 at 2:00 pm at Marilyn Wilson's House.

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