

WEDGEWOOD OWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

August 26, 2019 at 2:00 pm at Gloria Smith's, 2028 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

Grant Application

New Business

Adjournment

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

Monday, July 22, 2019 at 2:00 p.m. at Ken Buckel's 2048 Berry Roberts Drive

The meeting was called to order at 2:05 p.m. by President Rebecca Scaringe. Present were Rebecca Scaringe, Ken Buckel (Secretary), Gloria Smith (Director), Sharon Buckel (Chair of the Hospitality Committee).

Committee Reports:

Architectural:

Discussion of Pet Rule, Hillsborough County Animal Ordinance

Discussion of placing a photo of the infraction in the letters being sent out so Homeowner is aware of exactly what the issue is that the letter is addressing.

Hospitality:

Thinking of You Card sent to John Wakeman who had heart surgery.

Directed to send a Thinking of You card to Mike Smith, hospitalization for heart.

Social:

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

December 1 – 5:00 pm Holiday Party, Fiore's

Website:

Pending: A renewal is due for about \$18.00. There is no URL, Phil will be working on this. The password was changed and he will be remedying that as well.

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. Scaringe moved and Smith seconded that the minutes of the May 17, 2019, meeting be approved. Motion passed unanimously.

Sympathy Cards were sent to Don Reynolds' family and JoAnn Hobbs' family.

An email and subsequent telephone conference was held with Eric Appleton, Marilyn Wilson, Sharon Buckel and myself after the May Board meeting. It was apparent that Appleton did tell Jerri Garretson that the HOA did not have to do anything; however, did not say that he automatically responds to suits on behalf of the HOA. Wilson and Buckel emphatically advised him we did not want that to happen going forward and we did not want any more billings regarding these suits unless work is approved by the Board. Having said that, we received a billing statement in July. Buckel emailed Appleton and the bill was then rescinded.

We did receive the Certification for the Declaration which was recorded on June 11, 2019. It will be uploaded to the website and the certification pages only were added to the Blue Books. The total recording was 55 pages,

including the Declaration and all exhibits. It is not known if we will have to re-record next year if the new Bylaws and Articles are passed, because they are exhibits to the DCRs.

Buckel also sent an email to Eric Appleton with regard to approving the annual meeting packet. Appleton came back with numerous changes, which will be gone over in old business.

President's Report & Member Comments & Concerns:

The Lease for the Diana Lee property has been received pursuant to the DCR's.

Treasurer's Report: Scaringe presented the May 2019 Financial Report and June 2019 Financial Report in Wilson's absence.

The only expenses to date were:

Social Committee BBQ \$442.32, income of \$587.10 for BBQ netted a profit of \$144.78.
Legal fees for letters to Mortgage Lenders \$480.12

The amount in each fund was:

General Fund	20,635.97
Contingency Fund	5,757.62
Covenant Contingency Fund	1,427.94
Berry Roberts Lake Fund	334.34
Party Fund (not part of budget)	735.87

As of May 31, 2019 total funds on deposit were \$21,706.18.

June Income: \$240.00 Berry Roberts' Lake Assessment and \$115.00 Wedgewood Assessment;

The amount in each fund was:

General Fund	20,750.97
Contingency Fund	5,757.62
Covenant Contingency Fund	1,427.94
Berry Roberts Lake Fund	574.34
Party Fund (not part of budget)	735.87

As of June 30, 2019 total funds on deposit were \$22,061.18.

Smith moved and Buckel seconded that the May and June 2019 Financial Reports be accepted. It passed unanimously.

Three estoppel letters were sent out, one for Bruce and Sandra Kershaw (2011 New Bedford, closing in August); Peter and Merna Pullen (2027 Berry Roberts) and Richard and Carol Swope (2033 Berry Roberts - closing 7/31/19). Once it is confirmed they have moved in the Hospitality Committee will deliver welcome baskets.

Old Business:

Eric Appleton's changes to By-laws and Articles of Incorporation were reviewed. It was moved by Scaringe and seconded by Buckel to make these changes. Smith will fine tune the documents within the week and

provide to the Secretary any changes. This will require reprinting them for the Blue Books and also amending the annual meeting packet as well.

On the Mini Grant, Sharon and Ken Buckel attended the meeting which is a requirement for the grant application process. There were about 20 communities represented and this is not the only meeting. There is \$96,000 in grant money available for the ENTIRE COUNTY. There is now an 11 page document we were presented. It has to be typed, you need to attach the permits/permit applications, ownership of the property either by a tax bill or utility bill, quotes from any vendors that are good for at least 6 months, a budget has to be prepared, you need volunteers to sign up as part of the process as you will be allowed to add this cost to your budget as an in-kind contribution (\$24.00 per hour per volunteer work), minutes from the board have to be included, and shown where they have been sent to your entire community (i.e. our website and the message board) and that you have community support. This grant money is mainly for hardscapes as there are tree grants and pond grants. Discussing with County personnel, the HOA would potentially need written permission from TECO (because of the large electrical box), the water company as they cited issues with the water lines and power lines in such a confined area we would need to have addressed. If we wanted it handicap accessible by removing portions of the curbing (which would increase our potential of selection) we need county approval for the removal and remediation of the curbs. It was suggested to concrete the area, paint it green and have large concrete planters to place Florida Friendly plants in for color or greenery. Benches are also a way to score additional points for the project. Given the magnitude of the project, there was discussion that we bring this up at the annual meeting, hopefully some people will volunteer and we can spend the spring finding out if this is even feasible, so that we could be ready for next year's grant period.

New Business:

It is suggested that a letter be sent to the Homeowners in August, advising them of the upcoming changes in Blue Book and voting, reduction in assessment for 2020 if members continue to volunteer for Board and Committees, the Mini Grant, and notification regarding the Animal Ordinance. Approval of the letter will be at the August board meeting. Scaringe and Smith offered to fold and label the envelopes and mail out.

Adjournment: There being no further business, Smith moved and Buckel seconded that the meeting be adjourned at 4:00 p.m. Motion passed unanimously.

Board/Annual Meeting Dates:

NEXT MEETING- August 26, 2019 at 2:00 pm at Gloria Smith's Home 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 :

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

December 1 – 5:00 pm Holiday Party at Fiore's