

Minutes of the 2019 Annual Membership Meeting of the Wedgewood Owners' Association, Inc.
Caper Room in the Atrium of the Sun City Center Community Association
Thursday, December 12, 2019

Sign in and Social Time 9:00 a.m. -- 10:00 a.m. General Meeting 10:00 a.m. - 11:30 a.m.

Present board and committee members: Rebecca (Becky) Scaringe, President; Phil Mickel, Vice President and Website Chair; Marilyn Wilson, Treasurer; Kenneth (Ken) Buckel, Secretary; Gloria Smith, Director; William (Bill) Regis, ACC Chair, Bill Luhmann, Jack Ward and John Bauckman, ACC members; Sharon Buckel, Hospitality and Beckee Ledford, Social committees.

Buckel certified that notice had been delivered in accordance with the governing documents and F.S. 720. A total of 75 households were represented in person or by proxy.

The meeting was called to order at 10:03 AM by Scaringe. She led the assemblage in the Pledge of Allegiance and a moment of silence in honor of deceased members.

Minutes of the 2018 Annual Membership Meeting: Bob Vellante moved and Jerri Garretson seconded that the minutes be approved with correction to the spelling of Goldklang. The motion passed by unanimous voice vote.

Treasurer's Report & Presentation of proposed 2020 Budget: Wilson reminded the membership that Lake Michigan Credit Union (LMCU) only allows 25 deposits in a month. In order to avoid charges for more deposits, she will stagger the association assessment checks at no more than 25 per month until they are all deposited.

She presented the 2020 budget, noting that we budget only for the assessments we all pay. The Berry Roberts Lake Fund is separate and only affects the 12 houses on the lake. Estoppel income came from Estoppel letters issued for the houses that sold. Unlike assessments, this is taxable income. We pay 30% of the Estoppel total minus \$100. Estoppels are shown as a zero in the budget because we cannot plan on house sales or how much income we might (or might not) receive from this source. Wedgewood has no income other than assessment and Estoppels.

Wilson further explained each line in the budget, also noting that reserves now seem to be at a sufficient amount. The general assessment was reduced this year by \$25.00 and Berry Roberts Lake maintenance fund contributions were not raised for 2020 and remain at \$240.00.

Bob Vellante moved and Dave Gilberg seconded that the budget be approved. It passed unanimously by voice vote. (Note: Wedgewood governing documents specify that the board creates and passes the budget and presents it at the annual meeting. A membership vote on it is not required but the approval of the membership is much appreciated.)

Committee Reports

Architectural Control Committee Report: Bill Regis thanked committee members Bill Luhmann, John Bauckman and Jack Ward, who approved 32 requests for 2019. He asked the members to remember to turn in an ACC Request for any changes to the exterior of their homes. This is to keep a record of the neighborhood maintenance as well as to ensure compliance with our Rules. He

thanked everyone for taking care of their homes and keeping the neighborhood looking good.

There was a concern raised about the shrubs around the pump house that had to be removed and if they would be replaced. Regis stated not at this time, it is hard to maintain them.

Website: Scaringe announced that Jerri Garretson will be the Website Manager. Phil Mickel spent a lot of time and effort into creating a great website and we thank him for his efforts. Scaringe and Garretson worked this fall with Mickel on transferring the administrative duties. The Board and membership thank Garretson for accepting this role.

Hospitality: Sharon Buckel named the people who purchased homes in our association in the past year: Bruce and Sandra Kershaw, Peter and Merna Pullen, Richard and Carol Swope. The HOA will be sending out cards to John Harter, Jim Thompson and Norma Tuthill who had recent hospitalizations.

Social: Scaringe thanked the 2019 Chairs, Beckee Ledford and Annett Wakeman for their work. The 2020 Chairs are Beckee Ledford and Margo Lee. She announced the upcoming Pot Luck in January. Additional dates are located on the website.

Election of Directors - Buckel explained the voting process. Peter Pullen has agreed to run for a Director position and according to the current By-laws we need to have 5 Directors. Scaringe asked if there were any nominations from the floor. Bill Regis nominated Cindy Vellante and Mike Lee seconded the nomination. Sharon Buckel moved and Bob Vellante seconded that nominations be closed and that the Secretary cast one vote for the association to elect the members running for a seat on the Board. The motion passed by voice vote. Buckel cast the vote for the association. Peter Pullen and Cindy Vellante were elected for two year terms commencing January 1, 2020.

Scaringe thanked Mickel and Wilson for their service on the Board and contributions to the HOA.

Vote on the Amended & Restated By-Laws: Buckel explained the voting and certification process and introduced the vote counters: Gloria Smith, Bill Regis and Carol Reynolds. There were 18 voters present and 57 proxy votes. The ballots were collected and counted. With a total of 75 ballots/proxy's cast, and 75% affirmative votes required to adopt the By-Laws, at least 51 Yes votes were needed. The results were: 74 votes for passage and 1 vote against. The association voted overwhelmingly for passage of the Amended & Restated By-Laws.

Vote on the Amended & Restated Articles of Incorporation: Buckel explained the voting and certification process. There were 18 voters present and 57 proxy votes. The ballots were collected and counted. With a total of 75 ballots/proxy's cast, and 75% affirmative votes required to adopt the Articles, at least 51 Yes votes were needed. The results were: 74 votes for passage and 1 vote against. The association voted overwhelmingly for passage of the Amended & Restated Articles of Incorporation.

Old Business:

None

New Business:

None

Member comments & concerns:

Bob Vellante raised a concern about the condition of the streets. Scaringe stated she calls bi-monthly and we are not on the list yet. It was asked if Stacy White, our County Commissioner had been contacted and Scaringe said yes and that he agreed the roads needed to be re-surfaced. Bob Vellante suggested that we get together with the other HOA's for a stronger voice. Scaringe said a committee should be appointed and that previously Laurie Stevenson had said she would assist.

Adjournment: Bob Vellante moved and Jerri Garretson seconded that the meeting be adjourned. The motion passed on a voice vote. The meeting was adjourned at 10:45 A.M.

Respectfully Submitted,

Kenneth Buckel, Secretary
