

WEDGEWOOD OWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Friday, April 17, 2020 at 2:00 pm, Vellante Home, 2018 New Bedford

AGENDA

Call to Order/Attendance

Secretary's Report

President's Report & Member Comments & Concerns

Treasurer's Report

Committee Reports:

Architectural

Hospitality

Social

Website

Old Business

Roads Committee

New Business

Adjournment

WEDGEWOOD OWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

February 17, 2020 at 4:00 pm at 2048 Berry Roberts Drive, Sun City Center, FL 33573

The meeting was called to order at 4:07 p.m. by President Rebecca Scaringe. Present were Rebecca Scaringe, Ken Buckel (Secretary), Peter Pullen (Treasurer), Cindy Vellante (Director), Sharon Buckel (Hospitality Committee) Jack Ward (ACC), Margo Lee (Social Committee Co-Chair) Marilyn Wilson, acting Treasurer in Jan/Feb 2020 and Bob Vellante.

Secretary's Report:

Buckel certified that notice had been posted on the bulletin board by President Rebecca Scaringe and the association's website in accordance with FS 720. Scaringe moved and Wilson seconded that the minutes of the December 12, 2019, meeting be approved. Motion passed unanimously.

Buckel provided the SCCA and Eric Appleton with the information on the new Officers and Directors for 2020. He advised Appleton that he would continue as the liaison for the Board and his office.

Buckel also had the Amended And Restated Declaration Of Covenants And Restrictions For Wedgewood Owner's Association, Inc. modified as to Exhibits C and D, only, recorded with Hillsborough County on Monday, December 16, 2019. With that recording, the Covenants project is completed. Buckel suggested that any remainder in the Covenants Fund be moved to the Contingency Fund. It was moved by Buckel and seconded by Wilson that the remaining amount in the Covenants Fund be moved to the Contingency Fund. Motion passed unanimously.

Buckel printed and sent out the Board approved letter with the newly recorded pages to all Lot Owners to update their Blue Books and a new Directory. Hopefully everyone will comply with the Board's request.

The Amended and Restated Articles of Incorporation were sent in to the Secretary of State on January 13, 2020 by certified mail. The certification came back and the check was cashed, however, the documents have entered a "black hole." Buckel is working with the Amendments Department to find them and see that they are recorded. Once that is completed, the Annual Report will be filed. In prior years this has usually been filed during March.

President's Report:

Scaringe addressed the issue of handling neighbor complaints and email discussions between Board Members. Discussion by Board and all in attendance regarding the various issues, potential legalities and resolutions. It was agreed that any issues between neighbors would be responded to with the approval of a majority of the Board, primarily by Scaringe on behalf of the Board.

Treasurer's Report: Wilson presented the December 2019 Financial Report.

Income:

\$ 3,270.00 (Other-General Fund)

Expenses:

\$392.50 (Recording of Amended DCR's – Covenant Fund)

\$29.95 (Exp. Annual Mtg)

\$134.00 (Annual PO Box Fee)

The amount in each fund as of December 31, 2019:

| | |
|---------------------------------|-------------|
| General Fund | \$16,360.33 |
| Contingency Fund | \$5,757.62 |
| Covenant Contingency Fund | \$827.56 |
| Berry Roberts Lake Fund | 574.34 |
| Party Fund (not part of budget) | \$996.89 |

As of December 2019 total funds on deposit were \$24,516.74.

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

Wilson presented the January 2020 Financial Report.

Income:

\$4,860.00 (Assessments – General)
\$2,400 (Lake Assessments – Berry Roberts Fund)

Expenses to date were:

\$35.00 (File Amended Articles – Covenant)
\$55.00 (Postage-General)

The amount in each fund was:

| | |
|---------------------------------|-------------|
| General Fund | \$17,025.33 |
| Contingency Fund | \$5,757.62 |
| Covenant Contingency Fund | \$792.56 |
| Berry Roberts Lake Fund | \$2,974.34 |
| Party Fund (not part of budget) | \$996.89 |

As of January 31, 2020 total funds on deposit were \$27,546.74.

Scaringe moved and Pullen seconded that the January 2020 Financial Report be accepted. It passed unanimously.

Banking documents were signed with the Lake Michigan Credit Union Bank taking Wilson off the account and adding Pullen. Scaringe remains on the account.

Mail was returned from Meyer, Michaels and Carlton. Buckel will follow up on getting information to them.

Wilson completed the HOA Tax Return and the amount due is \$60.00. This will be on the February Report.

Pullen to follow up on the Alan's Lawn Maintenance Billing Statement and Solitude Statement as part of February Report.

17 HOA assessments unpaid and 2 Berry Roberts Lake Fund assessments remain unpaid.

It was suggested by Wilson that on the first page of the 2020 Annual Meeting Packet a tear off section be added for the payment of assessments.

Committee Reports:

Architectural:

An application for replacement of Windows and an application for Roof Replacement were approved.

Hospitality:

Thinking of you cards were sent to John Harter, Jim Thompson and Norma Tuthill who had hospitalizations in December 2019.

A Sympathy Card was sent to the Family of Joan Carlton who passed away January 11, 2020.

A Thinking of You card was passed around for the Board to sign for Gloria Smith, Vice President and Thinking of You cards were also sent to Phil Mickel, Linda Legg and Sunny Hobbs.

Social:

Lee reported that approximately forty (40) reservations have been made for the dinner.

Discussion on party fund, expenditures and reimbursements by all attendees. Board agreed that this is an important part of the association and that the fund continue to run through the HOA Banking Account. Lee was advised on previous reporting procedures and Bob Vellante will provide her that information.

Lee presented a request for reimbursement for a key box. It was moved by Scaringe and seconded by C. Vellante that the reimbursement be approved.

Website:

Buckel stated that the Website was updated with the newly recorded documents and previous outdated materials removed from the site. Buckel also updated the Board page with photos and new titles effective January 1, 2020.

The What's Happening page on the website was also updated with information furnished by the Social Committee and the dates of the Board Meetings.

Jerri Garretson presented a report on her management of the website, which report will be attached to these minutes in its entirety.

Old Business:

Roads Committee – nothing at this time

New Business:

None.

Adjournment: There being no further business, Vellante moved and Scaringe seconded that the meeting be adjourned at 5:45 p.m. Motion passed unanimously.

Board/Annual Meeting Dates:

NEXT MEETING: Friday, April 17, 2020 at 2:00 pm, Vellante Home, 2018 New Bedford

ANNUAL MEETING: Friday, December 4, 2020, Sandpiper Room, 10:00 a.m. (Social/Sign-in 9:00 a.m.)

SOCIAL EVENT DATES:

Italian Dinner – Sunday, March 1, 2020 Community Hall, Rooms 4 and 5 from 4 pm-8 pm

Planning Committee Meeting – Tuesday, March 10, 2020 at 11:00 a.m.
Mike and Margo Lee's, 2050 Berry Roberts Drive

Block Party – Saturday, April 4, 2020 – More Details to Come!

Ice Cream Social – Saturday, May 16, 2020 Florida Room from 4 pm-8 pm
More details to come!

Social Event – Saturday, October 10, 2020 Community Hall, Rooms 4 & 5 from 4 pm – 8 pm
More details to come!

Holiday Party – to be determined