

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

Monday, October 19, 2020 at 6:00 pm, Vellante Home, 2018 New Bedford

**AGENDA**

Call to Order/Attendance

Secretary's Report

President's Report & Member Comments & Concerns

Treasurer's Report

Old Business

Annual Meeting

Assessment

2021 Budget

New Business

Adjournment

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

October 3, 2020 at 11:00 am, Vellante Home, 2018 New Bedford

The meeting was called to order at 11:02a.m. by President Rebecca Scaringe. Present were Rebecca Scaringe, Gloria Smith (Vice President), Ken Buckel (Secretary), Peter Pullen (Treasurer), Cindy Vellante (Director), and Sharon Buckel (Asst. Secretary),

**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 as well as emails to all Lot Owners. Due to COVID-19, meetings were held via email, and "minutes" sent out in April and July. Scaringe moved and Pullen seconded that the February, April and July minutes be approved along with the May Treasurer's Report incorporated herein. Motion passed unanimously.

The Amended and Restated Articles of Incorporation were sent in to the Secretary of State on January 13, 2020 by certified mail and filed in April. The Annual Report was filed shortly thereafter in accordance with State regulations. 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.

Buckel suggested that any remainder in the Covenants Fund be moved to the Contingency Fund. It was moved by Scaringe and seconded by Smith that the remaining amount in the Covenants Fund be moved to the Contingency Fund. Motion passed unanimously.

**President's Report:**

Scaringe addressed the issue of handling neighbor complaints and email discussions between Board Members. Discussion by Board regarding the various issues, potential legalities and resolutions were by emails. 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: September 30, 2020**

Discussion by the Board on moving Contingency Fund to a Share Account which would garner some interest which was agreed upon by all. There was also discussion of obtaining a Debit Card or card to provide cash back if possible. Pullen will look into those issues at the bank as well as seeing if we can deposit more than 25 checks per month without paying a fee.

Report:

Income: \$ 0.00

Expenses: HOA Insurance \$598.00

The amount in each fund as of September 30, 2020:

General Fund	\$4, 629.05
Contingency Fund	\$20, 757.62
Berry Roberts Lake Fund	\$ 686.34
Party Fund (not part of budget)	\$1,306.90

It was moved by Buckel and seconded by Smith to approve the Treasurer’s Report.

Due to COVID-19 restrictions, no committee reports will be heard at this time.

**Old Business:**

Annual Meeting – review of packet, discussion of assessment and new budget.

The draft of the Packet, Directory, Map, ACC Form, Email List and Address Label List was provided to each Board Member by the Secretary. A cursory review of the contents was gone over with each Director being asked to provide corrections to the Secretary as they reviewed the packet

**New Business:**

Pullen presented the Budget for 2021. The Board reviewed the contents and a final Budget will be provided at the next Board Meeting.

**Adjournment:** There being no further business, Buckel moved and Pullen seconded that the meeting be adjourned at 11:43 a.m.. Motion passed unanimously.

**Board/Annual Meeting Dates:**

NEXT MEETING: October 19, 2020 at 6:00 p.m., Vellante Home, 2018 New Bedford

ANNUAL MEETING: Friday, December 4, 2020, Sandpiper Room, 10:00 a.m.