

**Minutes of the 2020 Annual Membership Meeting of the Wedgewood Owners' Association, Inc.**  
Caper Room in the Atrium of the Sun City Center Community Association  
Friday, December 4, 2020  
General Meeting 10:00 a.m. - 11:00 a.m.

**Present Board and Committee Members:** Rebecca (Becky) Scaringe, President; Gloria Smith, Vice President, Peter Pullen, Treasurer; Kenneth (Ken) Buckel, Secretary; Cynthia (Cindy) Vellante, Director; William (Bill) Regis, ACC Chair, and Sharon Buckel, Hospitality.

Buckel certified that notice had been delivered in accordance with the governing documents and F.S. 720. A total of 59 households were represented in person or by proxy.

The meeting was called to order at 10:07 AM by Scaringe. She led the assemblage in the Pledge of Allegiance and a moment of silence in honor of deceased members. Scaringe thanked those that were attending for their adherence to the SCC mask and sanitizing requirements. It was due to the COVID-19 virus that the social portion was eliminated this year, as well as the hand delivery of the packets. The Board recognized the need for social distancing and are pleased with the volume of return proxies by our HOA members.

**Minutes of the 2019 Annual Membership Meeting:** Marilyn Wilson moved and Carol Reynolds seconded that the minutes be approved. The motion passed by unanimous voice vote.

**Treasurer's Report & Presentation of proposed 2020 Budget:** Pullen 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.

Pullen further explained each line in the budget. The General Assessment of \$90.00 and Berry Roberts Lake Maintenance Fund contributions of \$240.00 were not raised for 2021 and remain the same as 2019.

Vellante asked if the assessment could be reduced as we have a large contingency budget. Pullen stated that because of COVID many events were cancelled and the Board is going to look at that possibility for 2022. It was also noted that we would need at minimum \$30,000 if the berm on Berry Roberts Lake broke and the HOA would have to repair it and did not want to enact a special assessment if that were to happen. This Board and in years past felt it wiser to have the contingency budget.

There was an additional discussion on the cost of landscaping around the pump house. Bill Regis advised that in the past they have had bids and they were much higher. Not many companies

want to work for a limited area and that \$25.00 a month seemed reasonable.

Dave Gilberg moved and Marilyn Wilson 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**

The reports were read by Sharon Buckel as presented below:

**ACC: Bill Regis, Chairperson, Bob Lumann, Jack Ward, John Bauckman**

Total Architectural Requests and Citations	42
Replace screen porch and install retractable awning	2
Replace windows and garage door	5
Landscaping requests	8
Repainting of homes and driveways	8
Replace or repair and paint roofs	7
Install 50 gal. gas tank on exterior of house	1
Email citations for outside lot and home conditions that needed some attention and corrections *Note: As of this report all have been corrected.	11
Berry Roberts Lake Monitored and maintained the quality of the Berry Roberts Lake working with Solitude Lake Management	
Pumping Station, Berry Roberts Lake Berm and Wedgewood Sign Monitored Don's/Alan's Law Service for maintaining trimming of vegetation and edges when contacted for service in the HOA.	

**HOSPITALITY: Sharon Buckel**

Welcomed the Robinson's to the HOA in June with a basket. Sent thinking of you cards for our neighbors who may have incurred an illness or injury and sympathy cards for the loss of loved ones. Please be sure to let me know if someone is in need of a reminder that our HOA is there for them. I am honored to have this task on behalf of our Wedgewood community. I look

forward to 2021 and new neighbors at 2008 Berry Roberts and 2029 New Bedford.

**SOCIAL COMMITTEE: Margo Lee, Chairperson**

2020 has been a challenging year for everyone. The Social Committee is very disappointed that the Wedgewood 1 HOA Social Events for the year were cancelled due to the Pandemic. Looking forward to 2021 we have reserved meeting rooms in anticipation of our community continuing to open safely. Those dates will be sent to you via email as 2021 gets closer and the Community Association provides us guidance. Until then continue to stay safe!

**WEBSITE: Jerri Garretson, Manager**

The Wedgewood Website (wedgewood1.com) is a primary resource for our neighborhood, where we can find our governing documents, the minutes of our board meetings, maps, easy SCC links and, information about meetings and social events, which we hope we will be able to have again soon. You can also find the names of your board members and Architectural Control Committee members, and download an ACC form for any changes you would like to make to the exterior of your home or yard. When you are selling your home, this is a place you can direct your realtor to find out the rules and covenants of our neighborhood for their clients, and find out where to get an estoppel certificate if they wish to make an offer to buy. I serve as the technical advisor for the site, making sure we keep our URL (web address) properly registered and hosting paid for, the software that runs our site regularly updated, the spam comments removed and not posted, and uploading new content as requested. Due to COVID-19, we have had much less new content this year without in person meetings and social events. We will hope for better times next year.

**Election of Directors** - Buckel explained the voting process. Scaringe, Buckel and Laurie Stevenson have agreed to run for a Director position and according to the current By-laws we need to have between 3 and 7 Directors. Scaringe asked if there were any nominations from the floor. Joyce Moloney moved and Carol Reynolds/Marilyn Wilson 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. Scaringe, Buckel and Laurie Stevenson were elected for two year terms commencing January 1, 2021.

Scaringe thanked Gloria Smith for her service on the Board and contributions to the HOA, especially the masks that were much needed in the COVID-19 crisis.

**Old Business:**

None.

**New Business:**

The Board is happy to announce the appointment of the ACC Committee members for 2021: Bruce Kershaw, Chairman, John Bauckman, Susie Watkins, Rick Swope and Jack Ward. Bill Regis, our ACC Chairman for many years and Bob Luhmann are thanked for their service to the HOA.

Margo Lee, Sharon Buckel and Jerri Garretson have agreed to remain on their committee assignments. We appreciate all they do for the HOA and look forward to a COVID-free 2021.

**Member comments & concerns:**

There was a discussion on the mosquito problem on Wedgewood Lake. Scaringe stated that they had added 12,000 fish to eat the mosquitos but did not seem to be helping. Dave Gilberg said that he has a “martin birdhouse” and that seemed to help. Carol Reynolds was going to see if there is anyone in the Saw Dust Engineers that can build the birdhouses.

The 2021 Annual Meeting will be held on Thursday, December 2, 2021 in the Sandpiper Room.

**Adjournment:** Dave Gilberg moved and Cindy Vellante seconded that the meeting be adjourned. The motion passed on a voice vote. The meeting was adjourned at 10:37 A.M.

Respectfully Submitted,

Kenneth Buckel, Secretary

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