

WEDGEWOOD OWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

May 24, 2021 at 5:30 in the Armstrong Room of the SCCA Building

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

ACC Forms

New Business

Adjournment

WEDGEWOOD OWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Monday, April 19, 2021, at 5:30 p.m. in the Armstrong Room in the SCC Building

The meeting was called to order at 5:30 p.m. by President Rebecca Scaringe. Present were Rebecca Scaringe,, Ken Buckel (Secretary), Peter Pullen (Treasurer), Laurie Stevenson (Director) Sharon Buckel (Hospitality Committee), Susie Watkins, (ACC); Ken Thoman, and Bill Regis.

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 Pullen seconded that the minutes of the February 1, 2021, meeting be approved. Motion passed unanimously.

Buckel sent out the HOA Newsletter on February 28, 2021, and a copy of the Newsletter is added to the Minutes Book.

The Kennedys at 2014 New Bedford did not have a Blue Book at the house. Buckel delivered the book and a copy of the February Newsletter for them.

President’s Report:

The Board would like to thank Bill Regis for his many years of service on the ACC. His knowledgeable, evenhanded, positive and friendly manner has always been greatly appreciated.

Scaringe asked the Board to appoint Ken Thoman to the Architectural Control Committee. Buckel moved and Pullen seconded. It was a unanimous vote and much appreciated by the Board.

Jayne Holley had contacted the Board about having a bench and tree installed by the Lake in remembrance of her Husband, Jim. The Board unanimously approved her request and Scaringe gave her the information to coordinate with the ACC.

Kershaws are moving North to be with family.

Pullens and Smiths will have their windows replaced and the work will be advertised by the contractor.

SCC will re-open May 3rd under COVID requirements (social distancing and masks).

Treasurer's Report: Pullen presented the February 28, 2021 Financial Report.

Income:

Assessments (9) (80 of 84)	\$ 810.00
Estoppel	\$ 100.00
Total	\$ 910.00

Expenses:

None

The amount in each fund as of February 28, 2021:

General Fund	\$11,473.45
Share Acct - Contingency Fund	\$20,757.62
Berry Roberts Lake Fund	\$2,466.34
Party Fund (not part of budget)	\$1,306.90

4 HOA assessments remain unpaid.

Scaringe moved and Buckel seconded that the February 2021 Financial Report be accepted. It passed unanimously.

Pullen presented the March 31, 2021 Financial Report.

Income:

Assessments (84 of 84)	\$ 360.00
Interest	\$ 9.26
Stoppel	<u>\$ 200.00</u>
Total	\$ 569.26

Expenses:

Welcome Baskets (2014/2029 NB)	\$ 46.29
Web Hosting	\$ 539.64
Income Tax	<u>\$ 60.00</u>
Total	\$ 645.93

Berry Roberts Lake Fund	
Beginning Balance:	\$2,466.34
Expenses:	
Solitude Lake Management	<u>\$1,718.04</u>
Total	\$1,718.04

Ending Balance \$ 748.30

The amount in each fund as of March 31, 2021:

General Fund	\$11,396.78
Share Acct - Contingency Fund	\$20,757.62
Berry Roberts Lake Fund	\$748.30
Party Fund (not part of budget)	\$1,306.90

Scaringe moved and Buckel seconded that the March 2021 Financial Report be accepted. It passed unanimously.

Full Reports will be maintained in the Secretary's Book as well as the Treasurer's Records.

Reminder that we will need to pay the Domain Registration in the amount of \$17.99

Committee Reports:

ACC: Ken Thoman

16 applications have been presented and approved since January 1, 2021.

Thoman is working with the Hams regarding the Wedgewood sign and lighting issues.

Hospitality: Sharon Buckel

A Hospitality Basket was presented to Laurence and Judith Kelly 2029 New Bedford and John and Lorraine Kennedy at 2014 New Bedford.

A Thinking of You card was sent to Mary Michaels and Debbie Mitchell.

A Sympathy Card was sent to Betty Lou Pratt and Family on the passing of Bill Broberg and to Mike Mitchell and Family on the passing of Debbie Mitchell.

More cards may need to be ordered the end of the year.

Social Committee: Margo Lee

No events are planned at this time.

Website: Jerri Garretson

Website Maintenance performed February 26, 2021:

92 spam comments were trashed. Three themes were updated, and two plug-ins were updated.

List of suggested vendors

If the board has such a list ready and wants it added to the website, please give me guidance about where you want it placed. We have the tabs and some of them have sub-pages. See the attached image. The list could go as a sub page, or a new tab. I don't think it fits obviously under one of the existing tabs. If a new tab is made, what would you want the name of it to be? The CA has a page like this called "Consumer Affairs," and also has an important disclaimer, which I think we would also need.

<https://www.suncitycenter.org/resources/consumer-affairs.html>

PLEASE READ THE CONSUMER AFFAIRS REGISTER DISCLAIMER STATEMENT:
The Association recommends that the owner verify all contractors, including those listed in the Consumer Affairs Register, are properly licensed and have the necessary liability and worker's compensation insurance before contracting with or employing the vendor.

Under no circumstances does the Association recommend ANY contractors or vendors. However, a listing of registered contractors and vendors is available online or in the Community Association office in the Consumer Affairs Register Book.

A book with Resident Comments on contractors or vendors is available for your review online or in the CA office.

I like the disclaimer but the "Consumer Affairs" label does not make it clear (to me) that it is a list of contractors or vendors.

PAYMENT: On March 13, 2021 payment was made for the Website with Just Host for 3 years.

A new Map was uploaded to the website on 3/21/2021 and 15 spam comments were deleted.

Website Report April 18, 2021 – will be attached to minutes. Copies handed out to all present for review.

After discussion regarding the list of contractors, the ACC Committee did not recommend a list of contractors be on the website and members in attendance agreed that the list would not be made available. It was determined that if someone wanted a recommendation they can ask a neighbor or check the SCC office.

Old Business:

Website Back-Up: No one has come forward to date.

Berry Roberts Lake: Stevenson along with Regis gave a discussion on the Lake erosion which is in one place on the Kings Point side of the Lake. Bids to correct the area were received from Yard Man and Southshore Farms, Inc.. It was moved by Buckel and seconded by Pullen that the bid of \$1500.00 be approved and the funds will be paid from the Contingency Fund. Stevenson and Regis will prepare and deliver letters to the Berry Lake Owners regarding the work and will also obtain permission for access to the pond from the necessary homeowner. Stevenson will draft letter and send to Board for their review and approval by email.

Road Repair: Stevenson had discussions with Bob Sullivan, SCC Present, who offered to attend the Board Meeting. Sullivan arrived around 6:30 pm and gave detailed information on how the SCC is working with Hillsborough County Commissioners, our Commissioner Stacy White (who resides in Northern Hillsborough County and is up for election in the fall), the Florida DOT, Hillsborough Transportation Department, Hillsborough County Engineers, and many others – anyone who will listen and be in a position to assist our roads. Many of the roads are over 50 years old and are on the books for repair or resurfacing. His recommendation was to take photos, send them to him, call him

with your issues – he is always available. He provided his email: bsullivan@suncitycenter.org, and his cell, 813-215-7050.

He also gave a brief overview of some of the items the Board is looking at, including but not limited to, concerts, dances, participants in SCC events/clubs from outside SCC, etc.

The Board appreciated his attendance and thanked him for his interest and assistance on behalf of our HOA.

New Business:

ACC Proposed Changes: Thoman presented the results of the last ACC meeting and some changes they would recommend to the Board. His presentation included:

- The ACC's intent is to support Owner's needs and foster a good relationship with neighbors
- Implement training procedures for ACC members
- Submission of all applications to Thoman
- Thoman then will set an appointment to talk to the Owner about the application and discuss liability and licensing issues
- Issue approval with other ACC members
- After a 60 day training period the other ACC members will be able to accept applications and control the process for that specific application.
- Thoman will do a follow up review of the work

The three reminder letters were reviewed and corrections will be made with reference to "red" books (should be blue) and changing address from Ruskin to Sun City Center and Watkin's telephone number has a typo. The Secretary will make these changes.

After discussion, it was determined by the Board:

- With regard to trailers in driveways, that is under the Board's umbrella and does not involve the ACC.
- The ACC's purview are the Lots, Pumphouse and the Wedgewood Sign.
- The ACC is there to support the neighborhood in keeping with the Amended and Restated Declaration of Covenants and Restrictions for Wedgewood Owners' Association, Inc. and the Rules and Regulations.
- Normal maintenance, cleaning the home, pavement, sidewalks, etc., trimming shrubbery, replacing dead plantings, annuals, does not require an ACC application.
- Any change to the property, including new roof, pavement, paint, curbing, new trees or shrubs, statutes or a re-design of your landscaping will need ACC approval.
- Any change to your home structure or addition of fuel tanks also need ACC approval.
- Plat maps are available on the website and any questions regarding set-back rules can be answered by calling the County Zoning Department (813-272-5600).
- Thoman and Buckel will work on a prototype of the ACC Manual. Buckel will order notebooks for Committee and one for Archive with HOA records.

- There is no need for a follow up review of the requested work as that is between the Owner and the Contractor.
- There should be no discussion about liability and licensing between the ACC and Owner as this could be construed as advice and the HOA could be held accountable for any discussion content. Instead, it was recommended that the below disclaimer be added to the ACC application and a place to initial by the Owner.

The Association recommends that the owner verify all contractors, including those listed in the Consumer Affairs Register, are properly licensed and have the necessary liability and worker's compensation insurance before contracting with or employing the vendor. Under no circumstances does the Association recommend ANY contractors or vendors.

_____ (Owner to Initial)

- The Board suggested a second page be added to the application that stated: THINGS TO CONSIDER, which might include items such as:

Is your contractor licensed and bonded? IF NOT, then any incidents that happen are YOUR responsibility.

When landscaping/construction work is completed, did you check to make sure all your sprinkler lines and their locations for your plants and lawn are correct, that the electrical to your coach light and cable lines are all in working order?

Due to the late hour, further discussion will be held at the next meeting.

Adjournment: There being no further business, Scaringe moved and Stevenson seconded that the meeting be adjourned at 8:30 p.m. Motion passed unanimously.

Respectfully,

Kenneth Buckel, Secretary

Board/Annual Meeting Dates:

NEXT MEETING: May 24, 2021 at 5:30 in the Armstrong Room of the SCCA Building.

ANNUAL MEETING: December 2, 2021 at 9:00 AM (Social Hour) and Meeting to Commence at 10:00 AM in the Sandpiper Room of the SCC Campus.