

Minutes of the 2021 Annual Membership Meeting of the Wedgewood Owners' Association, Inc.
Sandpiper Room in the Atrium of the Sun City Center Community Association
Thursday, December 2, 2021
Social Hour 9:00 a.m. – 10:00 a.m. General Meeting 10:00 a.m. - 11:00 a.m.

Present Board and Committee Members: Rebecca (Becky) Scaringe, President; Peter Pullen, Treasurer; Kenneth (Ken) Buckel, Secretary, Ken Thoman, 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 51 households were represented in person or by proxy.

The meeting was called to order at 10:05 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.

Noting to the membership the accomplishments of 2020, she reported on the work completed on the Berry Roberts Lake berm this summer. She worked with TECO and Hillsborough Water Department regarding the Pumphouse to have a new door installed and thanked SCC President Bob Sullivan for his assistance. The alligators have been behaving but also have been letting their presence known with loud noises. They emit the noise when they are happy, angry and when mating. She advised all to keep your distance and do not feed the alligators. More recently the Wedgewood sign was fully illuminated thanks to Ken Thoman and his efforts for which we are all grateful. Coming out of the COVID pandemic, the Social Committee was finally able to have a fall picnic which was well attended and the weather cooperated in a comfortable fall afternoon.

Minutes of the 2020 Annual Membership Meeting: Peter Pullen moved and Bill Regis seconded that the minutes of the 2020 Annual Meeting be approved. The motion passed by unanimous voice vote.

Treasurer's Report & Presentation of proposed 2021 Budget:

Pullen noted that the Berm repair funds came out of the Contingency Fund which will be maintained at the LMCU. Operating funds will now be at Trustco Bank which has no limitations on the number of checks we can deposit and does not charge a fee for maintaining a checking account.

Pullen presented the 2021 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. He noted that web hosting is due every 3 years and will be budgeted for the one-third amount each year rather than the entire amount. The General Assessment was reduced to \$50.00 and Berry Roberts Lake Maintenance Fund contribution of \$240.00 was not raised for 2022.

Ken Thoman moved and Joyce Maloney seconded that the Treasurer's Report/Budget be approved. The motion passed by unanimous voice vote.

Committee Reports

ACC: Ken Thoman, Chairperson, Jack Ward, John Bauckman, Rick Swope, Susie Watkins

Total Applications Submitted and Approved	3
Applications Disapproved and or Referred to the Board	0
Jobs Completed	22
Jobs Still On Going	8
Reminder Letters for Outside Lot and Home Conditions That Need Attention	0

Wedgewood Monument Upgrades/Changes:
New Solar Lights Installed Oct., 2021

Pumping Station Upgrades/Changes:
Repaired/Upgraded the Irrigation System
Repaired/Re-Programmed the Controller on Oct., 2021

HOSPITALITY: Sharon Buckel

Welcome Baskets and HOA Information were delivered to the Van Fossens, Kellys, Kennedys, Bournes, Hamiltons, Kerns, Carlton, Pernick and Overstreet/Dingle. 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. This is my last year on this committee and I am honored to have had this task on behalf of our Wedgewood community

WEBSITE: Jerri Garretson, Manager

The Wedgewood website at www.wedgewood1.com continues to host our documents, meeting minutes, newsletters, board and ACC members, ACC form, neighborhood map, and links to Sun City Center Community Association sites of interest, as well as announcements of meetings and social events. As Website Manager, I post these items, monitor comments and delete the spam monthly (no comments appear unless approved), update the WordPress software and plug-ins that run the site and keeps track of domain registration and hosting account payments.

In August, I designed and added a Favicon to the site. This is the tiny icon that identifies a tab on your browser.

If you are selling your home, please make sure your realtor knows that all of our documents (Deed Restrictions) are available on the site, as well as the information on obtaining an Estoppel Certificate.

Thank you to Angelika for volunteering to back up the website monitoring and also, please look for new photos from the Halloween party.

SOCIAL COMMITTEE: Margo Lee, Chairperson

The HOA Board met in May and gave the Social Committee guidance on returning to Social Living. On July 24th the first (after the 17-month Covid restrictions) social event, the Block Party, took place at the Horseshoe Pavilion with 40 attending. The FREE Halloween Pizza Party is scheduled for October 31st in the Florida Room. And the final social event for 2021 is the annual Holiday Party which is scheduled for December 4th in the Florida room from 4:30pm-7:00pm.

The Social Committee has social events already scheduled for 2022 including January 8th (annual Pot-Luck dinner), February 20th (Valentine Dinner & Dance), April 9th (Free Ice Cream Social) and October 1st (Oktoberfest) plus the annual Holiday Party TBD. It's been a pleasure acting as Chairperson for the Social Committee.

2021 Social Committee Annual Financial Report – October 12, 2021

INCOME		
50/25-25 Raffle on 7/24/21 (approved by Becky Scaringe 7/9/21)	\$120 (\$60/\$30/\$30)	60.00
Party Fund (verbal transfer of funds from Becky Scaringe to Margo Lee on 9/20/21)	Social Committee meets 10/23/21. Bank account opening 10/25/21	1306.90
INCOME	TOTAL	1366.90
EXPENSES		
Zero expenses 1/1/21-7/24/21 due to Covid-19		0.00
Ladder Toss Outdoor game (Amazon ordered 7/20/21)	Block Party (7/24/21)	42.98
Wooden Stacking Outdoor game (Amazon ordered 7/20/21)	Block Party (7/24/21)	34.39
Table coverings (8/11/21 Dollar Tree)	FREE Halloween Pizza Party (10/31/21), Holiday dinner (12/4/21), Valentine Dinner & Dance (2/20/21)	32.75
Table decorations/Door Prizes (Gnomes/Lakeside Collections ordered 9/7/21)	FREE Halloween Pizza Party (10/31/21)	51.52
Door Prizes (Cookie Skillets/Lakeside Collections ordered 9/7/21)	Holiday dinner (12/4/21)	22.54
Thor Stevens – down payment 813-495-5237 (ck by Margo Lee 10/6/21) – non-refundable	Valentine Dinner & Dance Musician (2/20/21)	100.00
	Balance	1082.72

Election of Directors - Buckel explained the voting process. Peter Pullen and Angelika Hamilton 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. Jerri

Garretson moved and Sharon Buckel seconded that nominations be closed. Bill Regis collected the ballots and the motion passed by voice vote. Peter Pullen and Anglika Hamilton were elected for two year terms commencing January 1, 2022.

Scaringe thanked Cindy Vellante for her service on the Board and contributions to the HOA.

Old Business:

Thank you to all for providing proof of age. The HOA complied with the certification which was filed in October and will not have to be renewed until 2023.

New Business:

The Board is happy to announce the appointment of the ACC Committee members for 2022: Ken Thoman, Chairman, John Bauckman, Susie Watkins, Rick Swope and Jack Ward.

Margo Lee, and Jerri Garretson have agreed to remain on their committee assignments. We appreciate all they do for the HOA .

Member comments & concerns:

Questions arose about the pumping station. The developer donated the land, but the exterior land is incorporated into our HOA. Efforts to return/deed the property back to the County have proven unsuccessful. It is our duty to maintain the shrubs on the outside perimeter. Ken Thoman has worked with Allen's Landscaping to compile a scope of work and a timeline for completion. It will be maintained every other month at a cost of \$50.00 which is the same amount we have been paying, \$300.00.

A question was raised as to what is Sun City, a town, a city or what. Sun City Center Community Association is a corporation and Sun City Center is a town/city within Hillsborough County.

Joyce Maloney thanked the anonymous person who sent her lovely flowers over Thanksgiving.

Angelika Hamilton provided a short history of her arrival in Sun City, her past experience on other HOA Boards. She is honored to serve on the Board and her door is always open if members need anything.

The 2022 Annual Meeting will be held on Friday, December 2, 2022 in the Sandpiper Room.

Adjournment: Ken Thoman moved and May Beal seconded that the meeting be adjourned. The motion passed on a voice vote. The meeting was adjourned at 10:32 A.M.

Respectfully,

Ken Buckel, Secretary