

**Minutes of the 2022 Annual Membership Meeting of the Wedgewood Owners' Association, Inc.**

Caper Room in the Atrium of the Sun City Center Community Association

Friday, December 2, 2022

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; Laurie Stevenson, Vice-President Peter Pullen, Treasurer; Ken Buckel, Secretary, Angelika Hamilton, Director, John Bauckman, ACC Chair, and Margo Lee, Social Committee Chair.

Buckel certified that notice had been delivered in accordance with the governing documents and F.S. 720. A total of 72 households were represented in person or by proxy.

The meeting was called to order at 10:05 AM by Scaringe using her “Official Gavel”. 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, and welcomed our new neighbors.

**Minutes of the 2021 Annual Membership Meeting:** Ken Thoman moved and Marilyn Wilson seconded that the minutes of the 2021 Annual Meeting be approved. The motion passed by unanimous voice vote.

**Treasurer's Report & Presentation of 2023 Budget:**

Operating funds are now 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 2023 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 is still at \$50.00 however the Berry Roberts Lake Maintenance Fund contribution was increased to a total of \$312.50 due to increased vendor costs.

As the budget is a function of the Board, this was not voted on for approval.

**Committee Reports**

**ACC: John Bauckman, Chairperson, Jack Ward, Alf Van Fossen, Rick Swope, Susie Watkins Annual Report attached.**

**HOSPITALITY:** All Welcoming Baskets were delivered to our new HOA members, Sympathy Cards were sent on the behalf of the HOA, as were Get Well Cards.

**WEBSITE:** Jerri Garretson, Manager Annual Report attached.

**SOCIAL COMMITTEE:** Margo Lee, Chairperson Annual Report attached.

**Election of Directors** - Buckel explained the voting process. John Harter, Winnie Goldklang and Ken Buckel 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 and there were none. Marilyn Wilson moved and Carol Yudofsky seconded that nominations be closed. Scaringe asked that the Secretary cast one vote on behalf of the HOA to approve the elections. All were elected for two year terms commencing January 1, 2023.

**Old Business:**

Thank you to all for providing proof of age. The HOA complied with the certification it will not have to be renewed until 2023.

**New Business:**

Buckel asked that anyone in need of the official Blue Book for our HOA to contact him directly.

**Member comments & concerns:**

Ms. Gail Dudley stated that the County and SCC would like to install more parks and walking trails to possibly include the land behind Berry Roberts Lake. There was much discussion as to the legalities (Wedgewood HOA owns that property, there would have to be Rights of Way approval from individual homeowners for ingress/egress), liabilities (there are alligators, snakes, etc.), insurance requirements and the possible interruption of our peaceful neighborhood.

President Scaringe asked that if anyone hears of, or has further information to please advise a Board Member so that this can be handled in a judicious manner.

Ms. Gloria Smith presented the President with embroidered plaque on behalf of the HOA members honoring her 7 years as President of our HOA with our Thanks and Gratitude.

**Adjournment:** Lawrence Kelly moved and LaRae Regis seconded that the meeting be adjourned. The motion passed on a voice vote. The meeting was adjourned at 10:37 A.M.

Respectfully,

Ken Buckel, Secretary

**2023 Budget for Wedgewood Owners' Association, Inc.**

<b>Expenses</b>					
Common Grounds - Replacement T&M	\$ 600.00	\$ -	\$ 600.00	(\$600.00)	\$ 600.00
Common Grounds - Maintenance	\$ 300.00	\$ 300.00	\$ 0.00	\$ 0.00	\$ 360.00
Legal (Consultation)	\$ 1,000.00	\$ -	\$ 1,000.00	(\$1,000.00)	\$ 1,000.00
Legal (Covenant Proj Reserves)	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00
Reserves				\$ 0.00	
Supplies	\$ 200.00	\$ 46.29	\$ 153.71	(\$153.71)	\$ 200.00
Printing	\$ 300.00	\$ -	\$ 300.00	(\$300.00)	\$ 300.00
Web Hosting (Tri-Annual)	\$ 200.00		\$ 200.00	(\$200.00)	\$ 200.00
Domain Name	\$ 20.00	\$ 17.99		(\$2.01)	\$ 20.00
Postage	\$ 300.00		\$ 300.00	(\$300.00)	\$ 300.00
Insurance	\$ 650.00	\$ 753.78	(\$103.78)	\$ 103.78	\$ 850.00
P.O. Box	\$ 150.00	\$ 148.00	\$ 2.00	(\$2.00)	\$ 180.00
Property Management	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00
Hospitality	\$ 135.00	\$ 287.72	(\$152.72)	\$ 152.72	
Miscellaneous	\$ 210.00	\$ -	\$ 210.00	(\$210.00)	\$ 55.00
Income Tax	\$ 60.00	\$ 247.00	(\$187.00)	\$ 187.00	\$ 60.00
Incorporation Expenses	\$ 75.00	\$ 61.25	\$ 13.75	(\$13.75)	\$ 75.00
<b>Total Expenses</b>	<b>\$ 4,200.00</b>	<b>\$ 1,862.03</b>	<b>\$ 2,335.96</b>	<b>(\$2,337.97)</b>	<b>\$ 4,200.00</b>
<b>Annual Assessment per Residence Address</b>	<b>\$ 50.00</b>				<b>\$ 50.00</b>
Aquatic Systems	\$ 1,780.00	\$ 1,718.04	\$ 61.96	(\$61.96)	\$ 1,950.29
Lawn Maintenance	\$ 1,100.00	\$ 1,100.00	\$ 0.00	\$ 0.00	\$ 1,200.00
<b>Total Expenses</b>	<b>\$ 2,880.00</b>	<b>\$ 2,818.04</b>	<b>\$ 61.96</b>	<b>(\$61.96)</b>	<b>\$ 3,150.29</b>
<b>Berry Roberts Pond Assessment</b>	<b>\$ 240.00</b>				<b>\$ 262.52</b>

Prices for the annual general assessment have increased due to inflation, but by reducing several of the normally “unused” categories, we have managed to maintain the annual assessment at \$50.00 per residence for 2023. Please note that this is per residence (address) and not per capita.

Our liability insurance increased by \$100 for the 2022 budget, and I was advised by our agent on 9 September that we can anticipate another similar increase during the 2023 calendar year.

Likewise, the maintenance of our common grounds around the pumping station and on the Kings Point side of Berry Roberts Pond are increasing by \$10. monthly.

**Solitude Lake Services raised their annual rate by seven percent during March of 2022. Since Wedgewood pays fees on an annual basis, whenever possible, we escaped this price increase this year. Solitude, however, has increased their rate for 2023 by an additional three percent.**

**This results in an increase in per-residence Berry Roberts Lake assessments of \$22.52, or \$262.52 for calendar year 2023.**

Wedgewood I Board Meeting

**New Berry Lake Social Committee Annual Report**

December 2022

- I) **2022 Social Events that were held:**
- January 8– Annual Pot Luck Dinner – well attended in the Florida room
  - February 20–Valentines Dinner/dance – cancelled due to the caterer
  - April 9 – FREE Ice cream social – “Tips” collected to cover the cost/well attended
  - October 1– Octoberfest – Dinner ~~at the~~
  - December 18 – **WILL BE** held in the Florida room – Causal event – more to come!
- II) **2023 Social Event dates & times** (5:00pm – 7:00pm)
- January 14 – Annual Pot Luck Dinner – Florida room
  - February 18 – BIG Event (TBD) – Florida room
  - April 1 – TBD – Florida room
  - October 14 – TBD – Florida room
  - December 3 – TBD
- III) The New Berry Lake Social Committee is always seeking eager neighbors to give their input into the planning of the events. Currently the *Social Committee Chairperson position is open*. Please contact the HOA President if you are interested in joining.

Submitted by:

Margo Lee, Social Committee Chairwoman

2022 ACC ANNUAL REPORT TO THE BOARD/MEMBERSHIP

ACC Members; John Bauckman, Chairperson, Jack Ward, , Rick Swope, Susie Watkins, Alf Van f

Total Applications Submitted and Approved	10
Applications Disapproved and or Referred to the Board	0
Jobs Completed	10
Jobs Still On Going	0
Reminder Letters for Outside Lot and Home Conditions That Need Some Attention	18
Items that have been corrected or are in process	16

The Wedgewood website is the best place to find neighborhood and Sun City Center maps, our HOA governing documents (if you need to provide them for a realtor or potential buyer, or have misplaced your printed copy), for a realtor to request an Estoppel Certificate, to read the board meeting minutes, find out about social events, and more. The website gets a lot of spam traffic through our Contact Us form and Angelika and I delete scads of them. They range from the somewhat entertaining (do you have time to brush your dog's teeth?) to the annoying.

We also get comments. Only rarely are either of these means of communicating with the community "legitimate" comments or inquiries, but the ones that are, are really important. While it is probably easier and faster to call a board or ACC member with your questions, the website is also a possibility, using the "Contact Us" link and form. These go to the board president, and the contact will need to be changed when the new president is elected and takes office. The records with our hosting company JustHost, will also need to be updated at that time. Please coordinate with me to be sure our hosting details are current and correct.

As of November 20, all of the website plugins, themes and forms are up to date. Once the 2023 board has elected officers, I will update the Board of Directors page, and if needed, the ACC page.

**Jerri Garretson**