

WEDGEWOOD OWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

September 11, 2023 5:30 p.m. Winnie Goldklang home

AGENDA

The meeting was called to order at 5:31pm. by President Angelika Hamilton. Present were Laurie Stevenson (Vice President) Ken Buckel (Secretary), Peter Pullen (Treasurer), Winnie Goldklang (Director), John Harter (Director).

Secretary's Report:

Buckel certified that notice had been posted on the bulletin board and website in accordance with FS 720 by Hamilton. Stevenson moved and Goldklang seconded that the minutes of the May 8, 2023, meeting be approved. Motion passed unanimously.

Presidents Concerns:

It was proposed that Oktoberfest be scheduled on Sunday October 8 at the German Restaurant. The Board felt Sunday would be too busy with other patrons. Angelika will try to schedule it during a weeknight and send out an invitation to all and requesting an RSVP.

The Christmas Party will be held on December 3 in the Florida Room from 5-8pm. It will BYOB, and the HOA will supply the main course from Belle Cucina. Residents will be asked to bring appetizers, desserts, etc.. Angelika will send out an invitation with RSVP.

2012 New Bedford requested approval for a tent to be put up for several days in their back yard for their wedding. Pullen made a motion to approve, Buckel seconded, and it was approved unanimously.

Treasurer's Report: Pullen presented a short version Financial Report.

84 of 84 lots have paid their dues,

Trustco Account is at approx. \$6825.00

Credit Account is at approx. \$29800.00. Harter moved and Stevenson seconded that the Treasurer's Report be approved. Motion passed.

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

Committee Reports:

ACC: via email from John Bauckman

There were 3 applications made; none have been completed as of yet.

Old Business:

Stevenson provided an update on the County's "Adopt a Pond" project grants. This program provides a lake/pond assessment by the County & then they will provide plants for up to \$2,500 in value for residents

living on pond areas. Residents must pick up the plants and are responsible for plantings themselves at their waterlines. The actual project details have no relation to what is reflected on the County's website about this program. The program will not benefit our 12 Berry Roberts pond property owners.

New Business:

There was much discussion about the immediate lawn care need on the [deceased property owner's name and address hidden for public posting of Minutes on the HOA website, per webmaster] as it is evident no lawn has not been maintained in many months. Stevenson will ask John Bauckman (ACC) to request he call/email the PR for [redacted] estate to advise of the lawn care need & consider "sending" a letter re: same. Pullen has sent an email to the Personal Representative who is located in Texas concerning this issue. Pullen has contact information for the PR.

There was also much discussion once again concerning the extended time that an RV is parking on Berry Roberts Drive. It was explained that there is nothing in the R&Rs as this is a County street and it is legal to park on a street.

Hamilton and Bauckman will discuss the roof cleaning with one of the homeowners on Berry Roberts.

Stevenson made a motion and Ken seconded that the HOA spend the money to have the Annual Meeting Packet printed at a mail/pack/ship store near SCC. Motion passed. Stevenson will take the finalized packet to the Mail/Pack/Ship store for copying& pick the copies up.

HOA Liability Insurance: It was found that the HOA may not have liability insurance on the HOA-owned property. The property includes the Berry Roberts pond area on the Kings Point side, the area around the pump house at Deep Lake and the dry lake area. The current policy specifically reflects that the HOA owns no buildings or real property. Stevenson & Pullen will contact our commercial insurance agent to have this issue corrected. In case of any legal action against the HOA for injuries brought by hunters (when there is a wild pig issue), walkers, landscape people, etc., the HOA would have no coverage. Stevenson moved & Buckel seconded that this be done immediately and the HOA will cover any premium increase for adding this liability coverage for 2023-2024. Motion was passed. This issue will be presented & updated at the Annual Meeting.

Buckel will gather all needed information required for the Annual Meeting Packet and email all Board Members for approval. This needs to be done quickly as they need to be handed out/mailed by November 1, 2023. Another Board meeting will be scheduled when the Packet is ready.

Adjournment: There being no further business, John Harter moved and Lori Stevenson seconded that the meeting be adjourned at 7:17 p.m. Motion passed unanimously.

Respectfully submitted,

Kenneth Buckel, Secretary