

Minutes of the 2023 Annual Membership Meeting of the Wedgewood Owners' Association, Inc.
Caper Room in the Atrium of the Sun City Center Community Association
Friday, December 1, 2023
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: Angelika Hamilton, President; Laurie Stevenson, Vice-President, Ken Buckel, Secretary, Winnie Goldklang, Director, John Harter Director, John Bauckman, ACC Chair, and Wendy Kern, Hospitality.

Buckel certified that notice had been delivered in accordance with the governing documents and F.S. 720. A total of 71 households were represented in person (27) or by proxy (44).

The meeting was called to order at 10:03 AM by Hamilton using her “Official Gavel”. She led the assemblage in the Pledge of Allegiance and a moment of silence in honor of deceased members. Hamilton thanked those that were attending, and welcomed our new neighbors, and asked that all attending stand and introduce themselves.

Minutes of the 2022 Annual Membership Meeting: Carol Reynolds moved and Marilyn Wilson seconded that the minutes of the 2022 Annual Meeting be approved. The motion passed by unanimous voice vote.

Treasurer's Report & Presentation of 2024 Budget:

As Peter Pullen was not available due to surgery, Vice President Laurie presented the budget for 2024

There will be no increase in dues, but due to the increase in vendor costs the Berry Lake residents will have an increase.

HOA Insurance: The Board received the 2023-2024 HOA insurance policy in August 2023. Peter Pullen and Laurie Stevenson discovered this policy historically failed to ever include & insure the 12+ acres of real property it owns---which acreage can never be developed. The property includes the Kings Point side of the Berry Roberts lake, the dry lake area on the north side of Berry Roberts Lake and the strip around the pump house at Deep Lake/New Bedford Dr.. She and Peter met with our insurance agent, provided official records reflecting the HOA’s ownership of same. These records were submitted to Underwriting for review, an amended policy was issued for a cost of under \$200.

This fee was small enough to not require an increase in the HOA yearly dues. As we have multiple vendors accessing the 12+ acres at various times, we needed this liability coverage.

There was a question concerning the new liability insurance – “Does the HOA own the pump house property?”: The answer was that the HOA owns the property surrounding the pump house, but not the pump house or the property it sits on as that is owned by the County. The HOA is not supposed to do any maintenance on the structure of the pump according to the County, but Bill Regis stated we have cleaned/painted and the County did not object. He has volunteered to pressure wash the walls.

Committee Reports

ACC: John Bauckman, Chairperson, Jack Ward, Alf Van Fossen, Rick Swope, Susie Watkins. John reiterated his Annual Report that was attached to the Annual Meeting Packet.

HOSPITALITY: Wendy Kern stated that 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. Gloria Smith and Cyndi Vellante have volunteered to assist this committee.

Social Issues: President Hamilton stated that the dinner held at the German restaurant was successful. A Holiday dinner is scheduled to be held in the Florida Room and 12 people have volunteered to help set up and decorate. Eating will be at 4:30 with catered food from Bella Cucina. All attending should try to bring a dessert and at \$5.00 gift for the White Elephant.

Election of Directors:

The President called for the election of Directors for the Board.

Ken Buckel stated that Laurie Stevenson had volunteered to run again. Bill Regis made a motion to re-elect Laurie, and it was seconded.

President confirmed the 3 Board Member positions open for another 2year term – President, Vice President & Treasurer. President stated that she, Laurie Stevenson, and Peter Pullen all agreed to run again for these positions. Nominations were requested from the floor and there were none. Since there was a quorum, the majority voted in favor of Angelika Hamilton, Laurie Stevenson & Peter Pullen for the next 2-year term for the stated positions. President then asked Ken Buckel, as the Secretary, to cast one vote on behalf of the HOA to approve the nominees.

President stated there was an open Director position and if there were nominations. Becky Scaringe nominated Laura Mester. President then asked for other floor nominations for this position and, when none were forthcoming, nominations were closed. Laura Mester accepted the position. President asked Laura Mester to stand, give a brief bio, and HOA experiences. Motions were made and seconded to elect Laura Mester and the group voted by majority to elect her as a new director for a 2-year term.

Bob Vellante questioned why these open positions and nominees were not listed on the proxy as it seemed unfair for people to sign proxies not knowing what positions were up for election or persons who volunteered to run for those positions. Further, there was no “write in nominees” available. The President acknowledged this had been an oversight and it would be rectified for next year. Geraldine Garretson then stood and reiterated the issue brought by Bob Vellante stating in her years on the Board, this had never occurred. Again, President Hamilton agreed and acknowledged it was an oversight which would be corrected next year.

Secretary Buckel then asked if anyone was in need of the Blue Book and that he would see that they received them.

There being no further business, the President asked for a motion to adjourn. It was made and seconded, The President adjourned the meeting at 10:37am.

**Respectfully submitted,
Ken Buckel, Secretary**