

Board Meeting April 22, 2024, Winnie Goldklang's House

Attendees: Angelika Hamilton, Pete Pullen, Laurie Stevenson, Winnie Goldklang, John Bauckman, John Harter, Gloria Smith, Laura Harvey

Meeting commenced at 5:32 pm.

Secretary/Minutes: As Ken Buckel resigned as Secretary due to illness, Angelika requested that someone take the minutes of the meeting. Laurie Stevenson took minutes.

Home Sales: On inquiry of Angelika regarding homes for sale, Peter Pullen confirmed that there are 6 homes for sale in Wedgewood. He also stated that as the closings approach, he anticipates receiving estoppel requests. He further advised that the Tuthill residence on Berry Roberts will go on the market shortly.

Angelika received a request from a realtor on rules/regulations regarding fences. The board verified that there are no fences permitted. The board further confirmed that our Covenants & Restrictions and Rules & Regulations are uploaded in the Wedgewood website.

CA Room Reservations for 2025: Angelika informed the board that CA rooms for 2025 needed to be booked for the HOA annual meeting and Holiday party. The board reviewed December 2025 dates and Angelika will submit the CA form requesting the selected dates.

Secretary Position Available: The board discussed Ken Buckel's resignation as secretary due to illness. He confirmed that he has years of records and forms on a zip drive for the successor. The board reviewed the duties for the benefit of the group. Laurie Stevenson will temporarily step up to cover the

position. Angelika will send out an email to the Association requesting that someone would step up to take the role. The Board will assist the new person in any way required.

John Meyer/RV: Pete Pullen received a call about John Meyer's new RV which is parked on Berry Roberts; this is a driving hazard. Pete spoke with John who advised that the RV needed an interior cleaning on Wednesday 4/24, then it would be moved back to the storage area. The RV has been parked in his driveway and off the street. The board discussed the need for follow-up with John if the RV was still at his home on Friday 4/26.

Cascioli/New Bedford at Berry Roberts: The owners do not reside in their home due to illness; their son is the contact. The board discussed the remaining yard issues since John Bauckman contacted the son to address the overgrown status of the lawn. Portions of the yard were re-sodded and bushes were trimmed. However, the property still has a weed issue. Winnie stated that the garbage cans are left in front of the home, and she saw debris which needs to be removed. Since the entire yard was not re-sodded, the son of Casciolis stated that he had something different in mind for the back/side portion of the yard, not to be re-sodded on the Berry Roberts side of the property. This portion has no sod at all. John Bauckman will follow up with him on these issues as it has been weeks since the resodding and the yard issues needed to be resolved.

New 2024 HOA Laws. The board reviewed the newly passed Florida HOA laws, most of which do not apply to HOAs (more to condos & construction elements). The board reviewed Fla. Stat. 720.3045 which passed in July 2023; it grants homeowners greater autonomy over their property and limits an HOA from

penalizing homeowners for storing items in their backyard that may not be visible from the property front or side. The key is that the homeowner shall not visibly disrupt the aesthetic harmony of the community. The board also discussed Rules/Regulation that permitted only screening-in of lanais/porches because vinyl or glass would give the appearance of a closed-in room as addition from a neighborhood view. Laurie Stevenson wondered if the County approved a permit for vinyl or glass to enclose a lanai or porch, would the ACC approve the application?

Treasurer's Report: Pete Pullen reported we have \$38,000 in both our accounts. All 84 assessments for 2024 have been paid.

Using General Funds for Benefit of the HOA: Laurie Stevenson inquired if the community could use funds from the general account to pay for a yearly holiday party as it would benefit the HOA members. As the community does not have many expenses other than the two common areas (pump house & dry lake area) we have funds available to cover a yearly event. This may encourage a higher attendance of the community as people do not have to pay to attend. Additionally, it would be planned for an early day in December. The 2023 holiday party had a big turnout and the attendees reported that they had a great time.

Motion: John Harter brought a motion that the board approve using general funds for a yearly holiday party. Considering the current inflation rate, it was decided that the amount approved will not exceed \$1,000 per year. Winnie Goldklang seconded the motion. The motion carried and the board unanimously approved using funds in the general account for a yearly holiday party.

Hospitality Committee: Gloria Smith reported that the committee has sent out 5 Sympathy cards and 6 Get-Well cards. Only 1 welcome gift has been delivered to date. The gift now comes in a gift bag containing 2 small bottles of wine, candy and an embroidered tea towel (courtesy of Gloria). The committee is keeping the cost to \$20 per gift bag.

ACC Report: John Bauckman reported that the ACC has received/approved 4 applications - 3 for painting houses, 1 for a roof replacement. 24 emails were sent out for items that needed corrected. Of these, 10 have been corrected or are in process.

There are 14 approved applications which are completed or in progress. 10 are incomplete at this time. John is sending out emails to homeowners regarding issues to be addressed as it is time for 'spring cleaning'.

Other Topics: Angelika asked if there were any other issues to be reviewed; there were none. Laurie Stevenson made a motion to adjourn the meeting and Pete Pullen seconded it. The meeting was adjourned at 7:15 pm.

The next Board Meetings are Monday July 8, Monday September 16 and Monday October 14.

All meetings commence @ 5:30 at Winnie Goldklang's home - 2046 Berry Roberts Drive and homeowners are always welcome.