

MINUTES OF THE SEPTEMBER 15, 2025, BOARD MEETING OF THE WEDGEWOOD OWNERS' ASSOCIATION, INC.

The meeting commenced at 5:40 pm; minutes taken by Secretary Jason Bourne.

Board attendees: Angelika Hamilton, Karen Rice, Winnie Goldklang, Peter Pullen, John Harter, Laura Mester and Jason Bourne.

Additional attendee: Rebecca Scaringe, resident.

Agenda Items:

The board worked on the finalization of the annual meeting package.

There will be 4 open positions for the election of Board directors this year:

- Angelika Hamilton.
- Laura Mester.
- Peter Pullen.
- Karen Rice.

A. Hamilton reported that Jerri Garretson is asking for a backup person for the administration of the website.

R. Scaringe informed the board about a problem with the Wedgewood lake: a lot of grass is growing in the water, which appears to be due to the disappearance of fish eating the grass; specifically: triploid carps. Triploid carps are a sterile, non-reproducing version of the grass carp species introduced to the U.S. for controlling unwanted aquatic vegetation in ponds and lakes. Many states (like Florida) require permits for the use of triploid carps, often with additional emigration controls like screens. Action will be taken to get advice from a make management/maintenance company on how to proceed next, taking into consideration the funds currently available from the Wedgewood Lake Owners Association (more about this association and the funds can be found in the Treasurer's report), the cost of the fish and its life expectancy (10 years), and the cost of the required barriers to prevent the fish from escaping. The Wedgewood Lake Owners Association will likely need to charge a yearly fee again to its residents.

A. Hamilton communicated that the Environmental Protection Commission of Hillsborough county (EPC) requested permission to get via Wedgewood's woodlot to clean the creek between Wedgewood and Kingspoint. Workers will also need to cross property owners' lots since there is no right-of-way. Pullen will contact Kings Point with possible solutions.

P. Pullen is working on getting the pumping station cleaning situation resolved. The current contractor has applied weed killer to the ground and will reapply. Grass is the biggest issue. The contractor is not equipped to trim the palm trees. P. Pullen will speak with another contractor known to be able to handle trees to

perform this work during 2026.

The lawn situation at 2048 Berry Roberts is getting pretty bad. The company that bought the house hasn't taken any action to do the maintenance and doesn't seem to respond to our inquiries. It was decided that we will send them one certified letter to inform them that we will hire a contractor to handle the lawn care and send them the invoice(s) if the situation isn't resolved within two weeks.

Architectural Control Committee Report – John Bauckman:

2022 New Bedford: pulled out the weeds at the lake shoreline.

2031 New Bedford: grass in drive and sidewalk cracks: we have gone back and forth a couple of times, it is still an issue.

Signs have been removed from lawns.

To date, 13 applications have been submitted this year. One was not approved; they wanted to install a water feature in their front yard that essentially was a bird bath. They agreed to install it in their backyard.

Treasurer's Report – Peter Pullen:

During the previous month, there have been two sales in the community. For these sales, 602 Deep Lake Way and 2048 Berry Roberts Dr, Wedgewood earned a total of \$ 400.00 for Estoppel Letters. This reflects two payments of \$150.00 plus an additional \$100.00 for "rush processing" for the sale on Deep Lake Way.

The final balance in Trustco Bank is \$ 8,069.71.

Lake Michigan Credit Union has \$5,192.50 in "Checking" and \$ 27,765.15 in "Shares", totaling 32,957.61. The total of all accounts is \$ 41,027.32.

These funds are broken down as \$ 14,979.97 in the "General Fund", \$ 25,529.62 held in "Contingency", and \$ 699.73 for the Berry Roberts Pond Fund.

This month Angelika Hamilton received a bank statement for a Wedgewood Lake Owners Association, which had been addressed to our prior Treasurer's address. This statement, reflecting a balance at Truist Bank of some \$ 1,600 dollars, was a complete unknown.

Marilyn Wilson, Wedgewood's prior Treasurer, advised that these funds were residual of deposits by 29 addresses along the even numbered side of New Bedford Drive which include part of Lake Wedgewood.

A motion to adjourn the meeting was made at 7:03 pm by A. Hamilton, seconded by K. Rice and unanimously approved. The next meeting will take place on October 20, 2025.

Respectfully submitted,
Jason Bourne, Secretary