

**Amended(*) Minutes of the 2025 Annual Membership Meeting of the
Wedgewood Owners' Association, Inc.**

Everhardt Room of the Sun City Center Community Association –
Friday, December 5, 2025

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; Karen Rice, Acting Vice-President, Peter Pullen, Treasurer, Winnie Goldklang, Director, John Harter, Director. Jason Bourne got married and is currently on his honey moon! Committee Members: Gloria Smith – Hospitality Committee, Jerry Garretson, Website Administrator.

The meeting was called to order at 10:00 am by Angelika Hamilton using her “Official Gavel”. She led the assemblage in the Pledge of Allegiance, then a moment of silence in honor of deceased members. These are:

- Mary Michaels (602 Deep Lake Ln)
- Vitza Winter (2003 New Bedford)
- Carol Yudowski (2006 New Bedford)
- Sally Wiley (2021 New Bedford)
- Jim Wiley (2021 New Bedford)
- Mike Smith (2028 New Bedford)
- Susan Pernick (2025 Berry Roberts)

Angelika Hamilton asked Peter Pullen to certify that notice had been delivered in accordance with the governing documents and F.S. 720. A total of 25 households attended in person and 59 households were represented by proxies. Angelika Hamilton asked Peter Pullen to confirm there was a quorum to conduct the meeting and Peter confirmed.

Angelika Hamilton thanked those that were attending, welcomed our new neighbors and asked that those attending would stand and introduce themselves. The new neighbors are:

- Deborah Deann Fredrickson (602 Deep Lake Lane)
- Dean and Joan Augustine (2014 New Bedford Drive)
- Diana Lee (2022 New Bedford)
- Tom and Debbie Netti (2028 Berry Roberts)
- Thomas Gordon (2005 Berry Roberts Dr)

Angelika Hamilton then introduced each current Board member. She stated that there is still an opening for someone to chair a Social Committee. **No one volunteered.**

Minutes of the 2024 Annual Membership Meeting:

The Minutes of 2024 Meeting were not be presented as they had been added to the Annual Meeting package. Jerry Garretson made a motion to approve the minutes and Becky Scaringe seconded the motion.

Treasurer's Report & Presentation of 2025 Budget:

Wedgewood Owners Association, Inc has kept operating expenses to the bare bones during 2025, which will allow us to fully fund the 2025 Holiday Party. Accordingly, Wedgewood Owners Association has assessed each residence \$60.00 for calendar year 2026. This is the same as our assessment for 2025. That being said, the Berry Roberts Pond fund was already operating at bare bones during 2025, and we anticipate that we will experience at least a three percent cost increase for the lake services provided by Solitude Lake Services, and we will likewise see an equivalent cost increase to the lawn service which periodically cuts the grass on the west side of the pond.

The twelve homes which draw irrigation water from Berry Roberts Pond will be assessed an additional \$280.00, for a total of \$340. This is still a considerable savings over the cost of irrigation water provided by Hillsborough County. As of November 30th, we have received 35 of the 84 assessments (\$2,100 dollars) and 6 of the 12 Berry Roberts Pond assessments (\$1,680 dollars).

Also as of November 30th, Wedgewood has \$9,678.36 in our checking account with Trustco Bank and a total of \$32,974.53 in our checking and share accounts with Lake Michigan Credit Union. This totals \$42,653.89.

Other than normal expenditures, such as lawn and pond maintenance, insurance, and the like, Wedgewood expects only to need some work around the overflow drain of the Berry Roberts Pond. We are still not aware what this will cost, but we anticipate funding this entirely from our existing funds.

Committee Reports

ACC: Chairperson – currently OPEN. Members: Mike Kern, Rick Swope, Alf Van Fossen, Susie Watkins.

John Bauckman reported 14 approved requests for 2025, 1 request was not approved. 26 emails were sent out to address required maintenance issues involving roofs, sidewalks, and landscaping.

(*) Angelika Hamilton noted that this was John Bauckman’s final report as he stepped down from his role. She introduced Ken Thoman as his successor, adding that John leaves behind big shoes to fill, but expressing full confidence that Ken will excel as the new head of the ACC.

Website Report: Jerri Garretson stated that the website had been updated several times this year with changes to the board, posting of minutes, and notice of meetings, as well as the underlying software.

She also stated that the website is important to Wedgewood for the following reasons :

1. Official posting of meeting times and minutes under Florida HOA law.
2. Official site for the Rules for the community and an easy place to download an ACC form.
3. Hosting our governing documents, of value to those contemplating purchasing a home in Wedgewood.
4. Providing prospective buyers the information on how to obtain an estoppel letter on the property.
5. Resources such as board of directors, address, maps, and timely posts as needed.

Jerri informed the residents that the name of our community is Wedgewood, however, that name was already reserved for another community, so we had to use Wedgewood1 for our website.

Hospitality: Gloria Smith. Gloria Smith reported that she sent out 8 Sympathy Cards, 11 Get Well Cards and 6 Welcome Baskets in 2025.

Election of Board Directors:

Board President Angelika Hamilton called for the election of the Board. She stated that Laurie Stevenson had resigned from her VP position and Karen Rice acted as Interim Vice President. Laura Mester also stepped down from her position on the board as Director.

Angelika stated that there are 4 open Board positions with 2-year terms; the nominees for these positions are Angelika Hamilton, Peter Pullen, Karen Rice and Laurie Stevenson. The 4 nominees confirmed their nominations.

Angelika Hamilton asked Karen Rice to introduce herself and she provided her work background and personal history.

Angelika Hamilton opened the floor for nominations; no additional nominations were submitted. Ballots were then distributed to one (1) representative per household in attendance. As the number of nominees equaled the number of open positions (four), a single vote was cast to proceed. A motion to close nominations was introduced by Jerri Garretson and seconded by Becky Scaringe.

Members Comments & Concerns:

Nancy Medeiros raised the issue of broken sidewalks and what could be done about them—specifically the section in front of Joyce Moloney and Jerri Garretson’s home. Jerri explained that she had contacted the county several times, but their only response so far had been to place tape and a cone over the damaged area. No actual repairs have been made yet.

Joyce Moloney asked who would be liable in the event of an accident or injury. Jerri responded that the county would be responsible since they own the sidewalks. Ken Thoman recommended contacting the county again, and Diane Lee—who works for the county—suggested reaching out directly to the county commissioner to ensure the issue is addressed. Angelika Hamilton will follow up with Diane Lee for additional information and then send an updated email to all residents.

New Business:

None

Holiday Party

Angelika Hamilton reminded everyone of the Holiday Party in the Armstrong Room from 4-8 pm on Saturday, December 13, 2025. She announced the menu (Chicken Marsala, Pasta, Vegetables, Rolls, Salad), and the caterer (Coastal Catering in Riverview). Angelika Hamilton reminded everyone to bring desserts as well as gifts for a gift exchange. Water and coffee would be provided, and attendees can bring any drinks they choose. She announced that Jim Peditto graciously agreed to provide the music

Adjournment:

President Angelika Hamilton inquired if there was any other business; when there was none, she asked for a motion to adjourn. Ken Thoman made the motion to adjourn and Gloria Smith seconded the motion. The motion passed and Angelika Hamilton adjourned the meeting at 10:43 am.

Respectfully submitted.
Karen Rice, Vice President