

MINUTES OF THE FEBRUARY 16, 2026, BOARD MEETING OF THE WEDGEWOOD OWNERS' ASSOCIATION, INC.

The meeting commenced at 5:33 pm; minutes taken by Secretary Jason Bourne.

Board attendees: Angelika Hamilton, Karen Rice, Winnie Goldklang, Peter Pullen, John Harter, Laurie Stevenson, Kenneth Thoman and Jason Bourne.

Agenda Items:

The President A. Hamilton attended a HOA webinar as well as Architectural Committee webinars. She brought to the Board's attention that everyone on the Board should attend these seminars to be aware of new laws and regulations. This was declined by the Board. Review of Florida Statutes confirms that the ACC is not required by the State to take these seminars, however, the Board will make the ACC aware of new laws and regulations.

A. Hamilton also suggested following the webinars instructions to have a fining committee, but the board also declined as this was not in the HOAs covenant. Another process will be chosen. The new process of reminders for residents with issues was not resolved completely and needs to be tabled in order to be finalized.

A. Hamilton pointed out that the ACC should have regular meetings and meeting minutes that need to be posted on a public site such as our website. K. Thoman said that he will address this with the ACC.

A. Hamilton also said that a company (A&B Aquatics) was hired to do the maintenance of Wedgewood Lake but pointed out that it is only for the New Bedford side of the lake; the golf course side is not sprayed, which affects the New Bedford side. A \$100 fee is now charged to the residents of New Bedford on the lake side, which three (3) households are refusing to pay in the Wedgwood1 community (and four (4) in the Wedgwood2 community).

L. Stevenson made the motion at 6:30 PM that the board decided that an invoice for the maintenance of the lake gets added as a separate page to the annual packet for the people on the side of Wedgewood Lake. The treasurer P. Pullen will add a note about this mandatory payment in future estoppel letters. The motion was seconded by A. Hamilton and unanimously approved.

L. Stevenson reported an issue with the Berry Roberts Pond that happened on or about January 31, 2026. There was a lift station electronic failure affecting the Pond which resulted in a small spill which was immediately repaired by Hillsborough County. Wedgewood Lake was not affected. As a precaution, the Hillsborough Co. Public Utilities Department placed signs behind each of the 12 Berry Roberts homes to advise of potential high bacteria levels. The signs were removed by the County on February 8.

L. Stevenson called Solitude Lake Management, which maintains the Berry Roberts Pond, to advise it of the

bacteria issue. Solitude agreed to add good bacteria at the next treatment and has done so.

Treasurer's Report – Peter Pullen:

P. Pullen reported a double billing issue with Solitude Lake Management, which he was able to resolve. P. Pullen also reported that a few annual fees are still not paid.

ACC Report – Kenneth Thoman:

Four applications in total were submitted since January 1st, 2026: 2009 Berry Roberts, 2017 Berry Roberts, 2035 Berry Roberts and 2046 Berry Roberts.

No application was disapproved. One job is completed and three are still ongoing.

A motion to adjourn the meeting was made at 7:15 PM by A. Hamilton, seconded by K. Rice and unanimously approved. The next meeting will take place on April 13, 2026.

**Respectfully submitted,
Jason Bourne, Secretary**