

MINUTES OF THE APRIL 13, 2026, BOARD MEETING OF THE WEDGEWOOD OWNERS' ASSOCIATION, INC.

The meeting commenced at 5:32 pm; minutes taken by Jason Bourne.

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

Agenda Items:

The President A. Hamilton reminded the board of the water restrictions put in place by Hillsborough County due to the drought. They include not only restrictions on the days and times watering lawns and landscaping are allowed but further restrictions on hand watering, car washing, pressure washing, and the replacement of plants and more.

A. Hamilton proposed to organize a cleanup day and send an email to all residents to see if there would be any volunteers to help with homeowners who need help with yards, trees, bushes or anything else and at the same time, who in our neighborhood would need the assistance.

K. Thoman communicated that many possums have been digging holes in gardens lately, and he personally caught 5 of them with a trap. The occurrences would seem to be amplified by the drought.

Treasurer's Report - Peter Pullen:

The bank balances are as follows:

Trustco Checking	\$ 9,022.47
LMCU Share Account	\$ 27,816.72
LMCU Checking	\$ 5,192.46
<u>Total Funds Available</u>	<u>\$ 42,311.65</u>

2025 Berry Roberts Drive

This total takes into consideration outstanding check number 1008 dated April 9th in the amount of \$162.50 which was written to Wedgewood's attorney, Appleton Reiss PLLC, to pay for their contacting the attorney for the mortgage holder for *2025 Berry Roberts Drive*. L. Stevenson and P. Pullen are attempting to obtain the mortgage holder's consent, and agreement to repay upon their subsequent sale of the property, Wedgewood, for taking over the landscaping services which have not been performed due to Susan Pernick's estate being in probate.

2048 Berry Roberts Drive

L. Stevenson identified the entity which was responsible for paying the HOA fees for *2048 Berry Roberts Drive*. This is Homeward Mortgage of Austin, Texas. Homeward has paid the HOA fees for this address. *2048 Berry Roberts Drive* is listed by Mark Spain of Orlando, FL, but the agent with the listing lives and works in Montgomery, Alabama.

ACC Report - Kenneth Thoman:

Four applications in total were submitted since January 1st, 2026. No application was disapproved; one job is completed and all four projects are still ongoing.

The last project from 2025 (for 2035 Berry Roberts, which was approved in late December) is still ongoing as well.

K. Thoman communicated that a complete sidewalks survey was completed. 64 of the 84 homes have damaged sidewalks (chips and/or cracks and/or holes), 6 being hazardous locations. Ken communicated that homeowners should open a case with the county to request repairs; it is known that the county has no budget to take care of repairs in a near future but it would allow homeowners to avoid being liable if anyone were to get hurt because of the degradation.

K. Thoman communicated that he is working on updating the Wedgwood sign, and he drew the attention of the Board to the fact that the monument belongs to the HOA, but the land it sits on belongs to the homeowner on 2001 Berry Roberts.

K. Thoman also communicated that he thinks that the red traces observed on many sidewalks could in fact not be caused by rust / iron in the water but would rather be due to fertilizer reacting to water when sprinklers get turned on after fertilization. The situation will be further investigated.

A motion to adjourn the meeting was made at 7:00 PM by K. Thoman, seconded by J. Harter and unanimously approved. The next meeting will take place on June 15, 2026.

**Respectfully submitted by
Laurie Stevenson, Secretary**