

June 2026 Board Meeting Minutes of the Wedgewood Owners  
Association, Inc.

Monday June 15, 2026

**Attendees:** Angelika Hamilton, Karen Rice, Laurie Stevenson, Pete Pullen, John Harter, Winnie Goldklang, Ken Thoman. Jason Bourne did not attend as he was under the weather. The meeting commenced at 5:30 pm. HOA Packets: The Board decided to table discussion of the HOA packets for the annual meeting in December 2026 until the August 17 Board meeting.

**Clean Up Day**– No one responded to the Board’s offer to assist homeowners with home landscape projects. Winnie and Karen confirmed that many folks are snowbirds and are not in Florida until the fall. However, Thoman advised that homeowners are addressing outside home issues that have been brought to their attention when walking through our HOA.

**2025 BRD (Pernick)** – Stevenson accessed Hillsborough Co. court records for an update on the foreclosure action filed against Susan Pernick after her death. The case is still pending so no foreclosure sale is scheduled. Andrew Pernick is still in the home as he has not found another residence. It was reported that a neighbor is paying for this lawn to be cut.

**2048 BRD (Buckel)**- The Board discussed the continuing decline of the outside lawn and lack of maintenance of this home. Pullen sent another email to the Homeward contact for the Texas absentee investor/owner regarding its continuing failure to maintain this property and advised

that a potential code violation could be cited on this property by Hillsborough Co. Jennifer failed to respond to his May email regarding the above.

**Code Enforcement (2048 BRD):** Stevenson offered to call Hillsborough County Code Enforcement tomorrow to report the property to get an inspection and to cite the absentee/investor/owner. The grass is now 18" high and there are photos to provide to the County taken by Pullen. It was suggested that snakes and rats could now be nesting in the yard, Code Enforcement has been to the property and is contacting the absentee investor/owner to address the yard work. Stevenson has spoken with the assigned Alabama realtor several times previously who advised the absentee/investor/owner is responsible for any property issues.

**HOA taking on maintenance of 2048 BRD:** Stevenson suggested that due to an absentee investor/owner trying to sell a home versus a resident owner, before we take on continuing lawn maintenance of this property under Covenant & Restriction pg 15, Article VII: Maintenance of Units & Lots -Sections (a) and (b) that we advise our HOA attorney. We may need a letter sent to the absentee owner/investor prior to a closing should he refuse to include these costs on the settlement statement. The Board will continue to monitor this property's maintenance.

**Treasurer's Report:** As of this past weekend, Wedgewood's funds total \$42,044.16. Trustco Bank has \$9,034.98 and Lake Michigan Credit Union has \$33,009.18. Estoppel Fee: Pullen reports that Coastal Key Title will pay us the \$150 it owes for the estoppel letter fee Pullen submitted for the closing on 2004 Berry Roberts Drive. It failed to include this fee on

the settlement statement so we were not paid at closing. Coastal Key Title's management has approved payment to the HOA, and we expect to receive it shortly.

**Liability Insurance** – Stevenson suggested in late May that the HOA should increase its liability coverage from \$1 million to \$2 million as she learned that current claims filed against HOAs are demanding damages starting at \$1 million. Pullen contacted our insurance agent and for \$50 per year, we can increase our liability to \$2 million. The Board approved the increase. This is further protection against a claim be filed especially related to the dry lake area where hunters may access that property to deal with wild pigs. The amended policy is now in effect.

**Homes for Sale:** There are 6 for sale at the current time.

**ACC Report:**

**Pump House** – Thoman worked with the County while the pump house had major equipment upgrades installed. He further got the County to make structural repairs and to remove a dead palm tree from the property at the County's expense. The County also replaced plants that the heavy equipment destroyed during the work. Monument: Thoman recently sanded and painted our monument at Berry Roberts Dr/New Bedford. Please note the "No Soliciting" sign is also affixed. The monument is now clean and refreshed and we appreciate his diligent efforts to keep our property values up.

**Lawn Maintenance** – Hillsborough County still has water restrictions in place through July 1, 2026 so certain aspects of outside home maintenance can still not occur. We'll find out shortly if water restrictions will be extended.

**Project Applications:** Thoman reported 11 project applications with 9 completed and 2 pending. HOA Inspections: Due to water restrictions, Thoman has suspended inspections as there is too much outside maintenance that requires water. Thoman is advising of maintenance issues with owners through notice letters.

**Hurricane Preparedness Article:** Thoman suggested the Board approve emailing all residents a well-crafted hurricane preparedness article as we are in hurricane season until November 30. The Board approved that suggestions. Sidewalks/driveways – Thoman advised that fertilizer may be causing discoloration to the sidewalks in front of homes. He has been trying remedies and determined that the best solutions could be muriatic acid diluted with water and/or a 50/50 water & vinegar solution to remove the rust. Gloves should be worn when applying muriatic acid as it can be dangerous when touching your skin.

**Unused Furnishings for Residents:** Thoman reported that he knows homeowners who could use furnishings that our residents may no longer need or use. He suggested we send out an email asking homeowners to consider giving unused or unwanted furnishings to our neighbors. He offered to view the items and check with residents who might need them.

**Bronco Scrap Dealer:** Thoman offered the name of a ‘scrap dealer’ who makes home pick-ups of large metal items including washers/dryers, refrigerators, hot water tanks, fans, old metal ladders & old tools. 813-633-0836.

**Meeting Adjournment:** At the completion of addressing all agenda items, Stevenson motioned to adjourn the meeting, Harter seconded and the meeting was adjourned at 6:28 pm.