

Board Meeting Minutes of the Wedgewood Owners Association, Inc.

Monday August 17, 2026

Attendees: Angelika Hamilton, Karen Rice, Laurie Stevenson, Pete Pullen, John Harter, Winnie Goldklang, Jason Bourne & Ken Thoman. Homeowner Nora Garono also attended. The meeting commenced at 5:39 pm.

Key Dates:

Annual Meeting: December 4, 2026 – 10 am-Caper Room – Note: 9am Social Hour (coffee/donuts)

Annual Christmas Party – December 12, 2026 – 5pm-8pm - Armstrong & Heritage Rooms

SaveSCC: Nora Garono- Homeowner Nora reported on a recent “**Save SCC**” public meeting she attended regarding the ClubLink construction project of new homes.

She reviewed her past experience in north Florida where a golf course owner/developer closed it and was approved to build homes and no consideration for stormwater management was included. Due to the removal of the greenscape (golf course) and the placement of homes (hardscape), after excessive rain, homes on or near the former golf course were flooded as there was no place for the excess water to go. Some owners felt closing the golf course would not affect them and did not devote much attention to the owner/developer’s plans. After development was completed, some homes flooded after torrential rains that were at or near the former golf course. Some owners with no separate flood insurance policy faced paying for repairs themselves. .

SaveSCC’s purpose is to represent SCC owners’ interests as to the impacts that current and planned developments have and/or will have on our community. It will hold Hillsborough County and Developers accountable to protect golf courses as open recreational spaces, not residential housing. She explained that SaveSCC needs “**a seat at the table**” to attend county planning meetings to ask questions. However, SaveSCC is required to obtain 50% of all SCC residents to authorize it to represent us. Nora offered to be our Neighborhood SaveSCC Captain to visit owners

to explain SaveSCC's purpose, efforts and the required authorizations of representations for it to obtain **"a seat at the table."**

Motion: Harter motioned to designate Nora Garono as our SaveSCC HOA captain. Hamilton seconded the Motion.

2025 BRD (Pernick) – Stevenson accessed Hillsborough Co. court records to obtain a status on deceased Susan Pernick's foreclosure action. Susan's lender's counsel filed its final motion to foreclose which is pending the Judge's Order. Once that occurs, Susan's lender will move its efforts towards a foreclosure sale. Andrew Pernick remains in the home as he has not yet found another residence. The lawn was just cut (but not bushes, weeds or plant beds not addressed). Pullen believes Andrew's sister paid for the law to be cut.

2048 BRD (former Buckel)- Stevenson summarized the Board's extensive efforts to get this property maintained by the owner/investor. We finally obtained direct staff contacts for the out-of-state investor/owner and involved Hillsborough Co. Code Enforcement. The property is now maintained and is under contract. The closing was rescheduled for September 10.

Contracts & Sales: Pullen advised that as of this writing, there are 4 properties for sale, 3 August closings and 1 September closing.

Treasurer's Report:

On August 12, we have a total of \$ 8,845.76 in our Checking account with Trustco.

We have \$ 5,192.46 in Checking and \$ 27,836.06 in Shares (Savings) with Lake Michigan Credit Union.

This totaled \$ 41,872.28 funds on hand as of August 12th.

On August 12th, Trustco check 1017 for \$65.00 was written to Appleton Reiss, our attorney, for its phone efforts in determining whether Susan Pernick's lender (2025 BRD) was to handle lawn maintenance during the foreclosure litigation, or we could handle it and get reimbursed. Pullen made a funds transfer in the amount of \$29.29 to GCCI, our insurance carrier, which represents an increase in premium to raise our

liability coverage ceiling to \$2 million. This is a reduction in the amount of \$94.29 which lowers our funds on-hand to \$ 41,843.19.

There should be / was a closing at 2021 BRD on 17 August.

There should be closings at 2048 BRD on 10 September and at 2015 BRD on 27 August.

These 3 closings should net Wedgewood a total of \$450.00 in Earnings before the next Trustco statement is published on September 12th.

ACC Report:

Lawn Maintenance – Hillsborough County still has us under water restrictions until further notice.

Project Applications: Thoman reported 17 applications, 15 complete, 2 ongoing. There are 2 reminder letters that need to go out where home conditions need attention. One is to Cascioli for weeds in sidewalks, driveway flower beds.

Pumphouse – Completed. Dead tree removed, irrigation system working. Removed black mold, Mike Kern is now handling inspections of the pumphouse. 2 cracks in back of pumphouse. The County will inspect to see if the wall is shifting. The wooden gate is deteriorating.

Rusty sidewalk issue: Thoman tried 3 different products to remove rust from sidewalks and Susie Watkins' home was used to experiment. He presented the following products that did a good job removing rust with before and after photos.

Rust-Aid (gallon jug \$40) (minor rust)

Barc- \$75 removes rust from concrete – available on Amazon

Best Product: Concrete Rust Remover made by Sugarman Laboratories- \$40+ -30 oz container -granular – mix with water – use brush/roller – available on Amazon - He showed before and after photos of Susie's sidewalk, driveway and curb to the Board.

Recommendation: Contractor: retired veteran named Bill Hallman – Supreme Paver Experts- Bill was hired by the SCC Men's Club to clean the Veteran's Memorial.

Thoman announced he will not continue on the ACC as his term is up in December. If there are open board positions he will run for one.

We need to find someone to head the ACC ahead of our December annual meeting. Thoman was ACC chairman in prior years and he thanked Pullen for his help in securing the investor/owner's responsibility for maintenance of 2048 BRD.

Pullen presented Thoman with a Letter of Appreciation from owner Tom Netti. Thoman assisted in resolving several issues at Netti's home and recommended Knox Aluminum to provide a panel for Netti's hot tub.

Next Board Meeting: September 28. The Board will have the annual packet ready for review and copying, then for timely distribution to all residents.

Meeting Adjournment: Upon completing agenda items Stevenson made a motion to adjourn the meeting, John Harter seconded and the meeting was adjourned at 6:48 pm.