

Board Meeting Minutes of the Wedgewood Owners' Association, Inc.

Monday September 28, 2026

Attendees: Angelika Hamilton, Karen Rice, Laurie Stevenson, Pete Pullen, Winnie Goldklang, Jason Bourne & Ken Thoman. The meeting commenced at 5:31 pm.

2026 Annual Packet: Hamilton passed around copies of the prepared 2026 Annual Packet for Board Review.

Hamilton and Stevenson are speaking to several owners regarding running for John Harter's open position on the Board as he is not running again for another 2 year term.

Hamilton will contact All Water Aquatic for the 2027 annual fee for Lake Wedgewood Lake to report at the Annual Meeting.

Annual HOA Meeting: It was decided that the annual packets should be hand delivered to Wedgewood owners by November 4, 2026 or 30 days prior to the December 4, 2026 Annual Meeting. The packets will start being distributed in October once copies are made & packets are handed out.

Hamilton reviewed the proposed Agenda items for the Annual Meeting.

Stevenson offered again to handle coffee, sugar, creamer & donuts for the annual meeting. Hamilton will confirm if she has a sufficient supply of plates/cuts/silverware/napkins.

The Board then reviewed the plat for all 84 homes to choose sections of Berry Roberts Dr., New Bedford Drive and Deep Lake for annual packet deliveries. Packets requiring mailing to owners, Stevenson will immediately handle upon her return to Florida in October.

Pernick Foreclosure: Stevenson reported that there is no final order of foreclosure entered by the Court in the Susan Pernick foreclosure action (2025 Berry Roberts Dr.)

Key Dates:

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

Annual Christmas Party – December 12, 2026 – **4pm-8pm** - Armstrong & Heritage Rms – it was discussed and agreed that the menu will again include chicken marsala.

Volunteer Helpers setting up are asked to report to the rooms at **3pm**.

Games: Hamilton suggested small puzzles of under 20 pieces for each table to do as a group. Thoman suggested a question game called “How much do you know about Sun City Center” and he’ll prepare the questions. A word scramble was also suggested and Stevenson offered to prepare same for the party.

Music: Jim Peditto again will provide the music.

Gift Exchange: There will again be a gift exchange for **\$10-\$15**.

Treasurer: Pullen reported that as of September 28, we have a total of \$7,461.91 in our Checking account with Trustco. We have \$5,192.46 in Checking & \$27,834.06 in Shares (Savings) with Lake Michigan Credit Union. This totaled \$40,338 funds on hand as of August 12th.

ACC: Thoman reported that he spoke with Carol Reynolds whose son recently purchased 2048 Berry Roberts Dr. There is major work being done inside and outside for repairs and upgrades.

Water Restrictions: Hillsborough Co. has extended the residential lawn watering restrictions through March, 2027. Thoman confirmed that companies who specialize in outside cleaning using water will continue to operate.

Total Applications Submitted	19
Applications Disapproved or Referred to the Board	0
Jobs Complete	17
Jobs Still Ongoing	2
Reminder Letters for Outside Lot & Home	3
Conditions that need attention	

Thoman has a recommendation for a golf cart repair company should any owner require it.

Blue Books: It was reported that some new residents may not be receiving the Wedgewood Blue Books after they purchase their new home.

Thoman suggested that Gloria Smith could ask each new owner if they received our Blue Book (with our Covenants & Restrictions & Rules /Regulations) when she delivers the new owner gift baskets. If they did not receive a Blue Book, Stevenson will ensure they are delivered one. Also, Thoman suggested Gloria could also provide an ACC Application when she delivers the gift baskets. Thoman stated he will contact Gloria to discuss both these suggestions.

Lawns/Sidewalks: Lawns and rusty sidewalks were discussed as the rust issue still need to be addressed.

Code Violation Notice Letters: Thoman would like to update the three (3) notice of violation letters that go out from the ACC Dept. Hamilton and/or Stevenson will meet with Thoman to do so.

Roof Repairs/Replacement: It was discussed that if sellers are having roof repairs done and *not* a roof replacement, the owner is not required to submit an ACC application. Only when the owner is obtaining a new roof does an ACC application need to be submitted to the ACC Committee.

Meeting Adjournment: Upon completing agenda items Stevenson made a motion to adjourn the meeting, Goldklang seconded it and the meeting was adjourned at 7:24 pm.