

WEDGEWOOD BOARD MTG MINUTES – JULY 8, 2024

Meeting commenced at 5:36 pm. – Minutes taken by Laurie Stevenson

Attendees: Angelika Hamilton, Pete Pullen, Laurie Stevenson, John Harter, Winnie Goldklang, Laura Mester, John Bauckman and New Bedford Owner, Jason Bourne

Agenda Items:

Jason Bourne: Hamilton introduced Jason Bourne who offered to take over as acting Secretary for Ken Buckels who resigned due to health issues. We reviewed the duties of the HOA secretary for Jason and were advised by Goldklang that Jan Malatesta will contact Ken's stepson to obtain Ken Buckels' records, documents, flash drives. We will also contact Jerri Garretson for documentations and forms she may have. Hamilton moved for a vote to nominate Jason Bourne as acting Secretary & Harter seconded the motion. The Board unanimously voted Jason Bourne in as acting Secretary until our December annual meeting where his name will formally be placed on the ballot as a nominee for the Secretary position.

2024 Meetings - We provided Jason with the remaining 2024 Board meetings – Winnie Goldklang's home @ 5:30 pm.: Sept 16, Oct 14, Dec 6 (Annual Mtg) & Dec 8 (Christmas Party)

2024 new Florida HOA Statutes/Laws - We discussed some of the new key HOA laws that have changed or been updated. We are considering an email to our owners to advise of same.

1. Newly elected board members are now required to complete a certified training program on governance & legal responsibilities & record keeping within 90 days of election. This course is online & we will obtain the link to provide to board members.
2. Owners can now store items in their backyard & have gardens if they are *not* visible from the property's front or side.
3. New time frame garbage receptacles can remain at the end of driveways and holiday decorations remaining up.
4. Owners *can* park personal and work vehicles in driveways including work trucks (non-commercial).
5. An owner *can* retain contractors who are not on HOA preferred vendor lists or who have no professional or occupation licenses. (This is not a Wedgewood rule but the State addressed this issue from other FL HOA complaints).

Mosquito Fish Available from Hillsborough County: -Mester stated that Hillsborough Co. is again providing (2) mosquito fish to each person (quantities limited) to county residents at 8 am on Saturday, July 13 at the SouthShore Regional Library. Folks are to bring a photo ID & it was suggested to bring a copy of your 2023 paid property taxes.

Unresolved maintenance issues- We had a lengthy discussion on the uncorrected & continuing home maintenance issues which involve weeds/landscaping, dirty roofs and sidewalks from the last ACC letter sent out in the spring. Board members & Wedgewood owners report complaints, as well as another HOA who feels the lack of maintenance has/is affecting their HOA. Covenants & Restrictions & Rules/Regulations are distributed to new owners after closing so owners should be aware of upkeep issues.

A few Wedgewood owners have ignored, failed or have refused to correct valid home maintenance issues which are in our Rules/Regs. There are several owners who require constant monitoring about these items.

John Bauckman confirmed that most owners comply with notices when maintenance matters need addressing. We agreed that the Board's intent is not create undue hardships & do understand personal issues can affect timing of corrections. Our intent is to keep real estate values high which requires owner conformance with our rules/regulations. We also discussed how to best enforce our own rules. Stevenson stated she would review our C&Rs & Rules/Regulations to clarify information in both documents.

It was suggested to include the issue of uncorrected home maintenance issues as an agenda item at the Annual HOA meeting in December 2024.

ACC Report – John Bauckman - Six (6) ACC applications approved. 4 (paint approval), 1 (new roof); 1 (extend landscaping).

There are eight (8) outstanding violations/uncorrected home maintenance issues still pending from the last ACC letter sent out in the spring. 5 are for cleaning the sidewalks fronting homes; 2 are for roof cleaning & 1 needs new trim painting.

Treasurer's Report – Pete Pullen

Current through June: our website renewal fee has been paid \$16.00. We have provided estoppel letters at \$100 per letter for recent closings. These funds received are used to cover the cost of "welcome packets" for new owners.

Trustco -	\$ 8,350.00
LMCU (\$6.16 interest)	\$29,895.80
Total:	<u>\$38,257.80</u>

Adjournment:

Hamilton advised there were no other agenda items, so Stevenson moved to adjourn which was seconded by Harter. Meeting adjourned at 7:00 pm.