

# MINUTES OF THE SEPTEMBER 17, 2024, BOARD MEETING OF THE WEDGEWOOD OWNERS' ASSOCIATION, INC.

Meeting commenced at 5:32 pm; minutes taken by interim secretary Jason Bourne.

**Attendees:** Angelika Hamilton, Pete Pullen, Laurie Stevenson, Gloria Smith, John Harter, John Bauckman, Winnie Goldklang, Jason Bourne.

## Agenda Items:

It was communicated that the next ANNUAL MEETING will take place on December 6 in the Caper room, in the Atrium of the Sun City Center Community Association. The SOCIAL meeting will start at 09:00 am and the GENERAL meeting will start at 10:00 am. We discussed organizational details for coffee, donuts, plates/silverware/napkins.

L. Stevenson communicated that the annual packet (excluding the committees' reports) is about 90% complete. The following reports are being prepared and will be added to the annual packet once complete:

- Treasurer report – Pete Pullen
- ACC report – John Bauckman
- Hospitality report – Gloria Smith
- Website management report – Jerri Garretson
- Social report – Angelika Hamilton

The board discussed observing a minute of silence at the next ANNUAL MEETING for the residents who passed away this year; a list of residents was drafted.

POSITIONS ON THE BOARD for re-election:

- John Harter, DIRECTOR
- Winnie Goldklang, DIRECTOR
- Jason Bourne, SECRETARY

A. Hamilton proposed not to have a White Elephant event this year as we observed last year that the amount of time left for it was not enough and proposed an alternative plan for the Christmas party.

The status of Ken Buckel's house was discussed. It was reported that the lawn care was neglected, and a notice should be sent to keep the property maintained.

A. Hamilton communicated a problem with the lawn care on New Bedford Drive along the lake. The grass along the waterline of the lake is not being cut by the residents. It was agreed to send out a letter for fall cleanup. The golf course on the opposite site has also not been maintained.

The board discussed presenting an increase of the annual fee for Wedgewood residents at the Annual meeting from \$50 to \$60 because there are some costs that have gone up due to inflation and the assessment has not gone

up in many years. A motion was made by L. Stevenson, seconded by J. Harter and unanimously approved.

We talked about an HOA Certification webinar that every board member should take; L. Stevenson stated that she could only find a webinar at a cost of \$50, which could be expensed by the Wedgewood Owners Association; however, she would keep looking for a free one.

L. Stevenson reported that there are trees on the Kings Point side of Berry Roberts Lake that are either sick or dying. This property is owned by Wedgewood, and we have a responsibility to maintain that property. The board discussed contacting several Arbor companies to come and do an assessment of this tree issue.

There are currently 4 houses for sale in our community (2014, 2025, and 2027 New Bedford; 2028 Berry Roberts). There have been 6 sales this year.

P. Pullen spoke with our HOA attorney regarding Ken Buckel's passing and to confirm the secretarial duties he handled and what forms are involved. We will advise on new board members after our annual meeting in December.

A motion to adjourn the meeting was made at 7:25 pm by L. Stevenson, seconded by J. Harter and unanimously approved. The next meeting will take place on October 14, 2024.

#### **ACC Report – John Bauckman:**

Cleaning of the roof and sidewalks at Mrs. Winter's house (2003 New Bedford Dr) has been completed.

The house at 2002 New Bedford Dr. needs to have its roof and sidewalks cleaned, notice was given to the owner(s).

#### **Treasurer's Report – Pete Pullen:**

Financial Status as of September 16th:

- As of September 12<sup>th</sup>, we had \$7,456.66 in checking at Trustco Bank.
- As of August 30<sup>th</sup>, we had \$24,703.32 in Share (savings) as well as \$5,177.46 in checking at LMCU.
- This totals \$29,880.78 in LMCU.
- And the total of all accounts is \$37,334.44.

**Respectfully submitted,  
Jason Bourne, ACTING Secretary**