

MINUTES OF THE 2024 ANNUAL MEMBERSHIP MEETING OF THE WEDGEWOOD OWNERS' ASSOCIATION, INC.

Caper Room in the Atrium of the Sun City Center Community Association –
Friday, December 6, 2024

Social Hour 9:00 a.m. – 10:00 a.m. General Meeting 10:00 a.m. - 11:00 a.m.

Present Board and Committee Members:

Angelika Hamilton, President; Laurie Stevenson, Vice-President; Jason Bourne – Interim Secretary; Winnie Goldklang, Director; John Harter, Director and Laura Mester, Director. Committee Members: John Bauckman, ACC Chair, and Gloria Smith, Hospitality Committee.

The meeting was called to order at 10:00 am by Angelika Hamilton using her “Official Gavel”. She led the assemblage in the Pledge of Allegiance, then a moment of silence in honor of deceased members. These are:

- Ken Buckels (2048 Berry Roberts)
- Jane Hanson (2023 New Bedford)
- Sunny Hobbs (2028 Berry Roberts)
- Lorraine Kennedy (2014 New Bedford)
- Jerry Gold (2014 New Bedford)
- Rick Rickert (2021 New Bedford)
- James Wiley (2021 New Bedford)
- Norma Tuthill (2023 Berry Roberts Dr)
- Carol Yudowsky (2006 New Bedford) – After Annual Meeting

Angelika Hamilton asked Jason Bourne to certify that notice had been delivered in accordance with the governing documents and F.S. 720. A total of 24 households attended in person and 37 households were represented by proxies. Angelika Hamilton asked Jason Bourne to confirm there was a quorum to conduct the meeting and Jason confirmed.

Angelika Hamilton thanked those that were attending, welcomed our new neighbors and asked that those attending would stand and introduce themselves. The new neighbors are:

- Ross and Dolly Longley (2034 Berry Roberts)
- Joseph and Susan Inanamort (2002 New Bedford)
- Karen and Sally Wiley (2021 New Bedford)
- Stephen and Shirley Mooney (2037 New Bedford)
- William and Laura Heath (2023 Berry Roberts)
- Kim Sargent (2036 Berry Roberts)

Angelika Hamilton then introduced each current Board member. She stated that there is still an opening for someone to chair a Social Committee. Nobody volunteered.

Minutes of the 2023 Annual Membership Meeting:

Angelika Hamilton requested Laurie Stevenson to read the minutes of the 2023 Annual Membership Meeting. She then asked for a motion to approve them. Arnie Goldklang made the motion to approve, and Becky Scaringe seconded the motion. The Motion passed by unanimous voice vote.

Dennis Canfield brought up the pump house at Deep Lake/New Bedford Dr. as the 2023 minutes recapped that we own the land around the pump house, and the County only maintains the pump house. Dennis Canfield asked if the HOA does not own the pump house, why would we do "maintenance" on it (pressure washing and painting the walls)? Bill Regis confirmed that we had pressure washed and painted the walls and provided some history that the County was contacted about it and the County had no issue with it.

Treasurer's Report & Presentation of 2025 Budget:

Budget Summary: Pullen presented the budget for 2025. Our HOA is in good condition although it has suffered extensive inflation over the last three years. The Board has cut down on expenses, however it became necessary to raise the annual assessment for 2025 on all 84 homes from \$50 to \$60. Our former secretary, Ken Buckel, used to copy HOA documents for our annual packets. Since he passed away, we now pay for copy service and buy envelopes on a yearly basis. Furthermore, we ordered a self-inking stamp for Wedgewood for return-mail to our post office box to receive checks and proxies. The Board members will continue to hand-deliver the annual packets to reduce postage costs but also because the post office had returned several properly addressed

packets in the past with *no* explanation.

Berry Roberts Pond: As created by Del Webb in 1989, each of the owners of the 12 properties on the water of Berry Roberts Drive (BRD) own part of the retention pond to the west side of Berry Roberts Drive. The owners pay an additional assessment for maintenance of the pond because there is no natural water flow through the pond. The pond assessment amount for 2025 increased by

\$9.90 per owner as Solitude Lake Services' costs of monitoring the pond health was raised. For 2025, BRD owners will each pay \$272.42 for pond maintenance plus \$60 annual HOA assessment, totaling \$332.42.

HOA Common Grounds: Several trees have died on the west (Wedgewood owned) property side of Berry Roberts Pond. Board Members met with an arborist to assess the issue and probable cause. It is believed that due to unprecedented drought conditions over the last several years and windy conditions when spraying was required, the spray could have reached the trees. As it is a retention pond with no fresh water flowing in or out, we notified Solitude Lake Services and requested the company to address and closely monitor this issue.

Web Hosting: This is billed on a tri-annual basis and budgeted for 1/3 of the estimated cost each year. For 2024, there is an overage of \$339 which created a surplus of \$61.00 with \$400 carried forward from the prior two years.

Insurance: There was a \$225.00 increase in 2025 for liability insurance. The HOA has owned the 12-acre woodlot between Berry Roberts Dr and Kings Point, as well as the fringe land around the Deep Lake pump house since Del Webb created this development. We discovered in 2023 that historically our insurance policy had reflected our HOA owned no property. We corrected this issue and modified the policy so the entire common area is covered in terms of liability for incidents that could occur on our common area property. On the plus side, since the HOA owns the woodlot, there is no possibility it can ever be developed in the future.

Estoppel Income, Hospitality & Income Tax: Because we have no advance knowledge how many Wedgewood sales will occur in any given year, we do not budget these categories. Income is derived from providing Estoppel Letters and is used to pay Wedgewood's income tax, operating costs, and welcome gifts for

our new owners.

Funds on Hand: As of November 30, 2024, we had \$11,708.02 in the checking account at Trustco Bank. As of November 30, 2024, we had \$24,718.89 in Shares (Savings) as well as \$5,192.46 in the checking account at Lake Michigan Credit Union (LMCU). We are holding this amount in the checking account because LMCU charges us a monthly fee for accounts with less than \$5,000. This totals \$29,911.35 at LMCU. Total Funds: \$41,619.37.

As of November 30, 2024, Wedgewood's taxable income was \$27.99 from LMCU in Share interest, plus \$600.00 in income derived from production of Estoppel Letters, which we have submitted in support of the sale of the six properties in 2024.

Wedgewood funds are split between the Berry Roberts Lake Fund (\$2,606.65) and the General Fund - \$25,529.62.

As of December 6, 2024, we have received 44 Assessment Payments out of 84; We also have received 8 Berry Roberts Owners' Assessment Payments out of 12 - totaling \$4,879.36.

Income derived from the six (6) 2024 home sales has allowed Wedgewood to fund this year's Holiday Party. Because we cannot predict the number of properties which will sell in any given year, we cannot predict whether we will be able to afford funding future Holiday Parties.

Other Topics: Florida's Clerks of Court offer a free Property Fraud Alert service to counter Property and Deed Fraud. Property Owners can sign up online by going to <https://www.hillsclerk.com/Additional-Services/Property-Fraud-Alert>. If an owner gets a notice of a recorded document filed in the public records regarding their property, the owner and the court are better equipped to address it. Peter Pullen offered to assist in signing up for this free service should anyone need assistance.

Committee Reports

ACC: John Bauckman, Chairperson. Members: Mike Kern, Rick Swope, Alf Van Fossen, Susie Watkins.

John Bauckman reported 9 approvals for 2024 and 30 emails were sent out to address required maintenance issues involving roofs, sidewalks, and landscaping. Gloria Smith recommended a product called “Rid O’ Rust” for cleaning sidewalks.

Hospitality: Gloria Smith. Gloria Smith reported that she sent out 9 Sympathy Cards, 16 Get Well Cards and 6 Welcome Baskets in 2024.

Blue Books:

New owner Steve Mooney (2037 BRD) requested a Blue Book that contains our Governing Documents and Rules & Regulations. Peter Pullen mentioned that some sellers do not leave the Blue Books when selling a home or if the sale is by an Estate when an owner passed away. It was also reported that Joseph Inganamort at 2002 New Bedford Drive needs a Blue Book. Angelika Hamilton stated the Blue Books will be prepared and distributed shortly.

Election of Board Directors:

Board President Angelika Hamilton called for the election of the Board. She restated the 3 open Board positions with 2-year terms: 2 Directors, 1 Secretary; the nominees for these positions are John Harter and Winnie Goldklang for Directors and Jason Bourne for Secretary. The 3 nominees confirmed their nominations.

Angelika Hamilton asked Jason Bourne to introduce himself and he provided his work background and personal history. He thanked the Board for all their assistance up to this date.

Angelika Hamilton then asked for nominations from the floor, and none were offered. Laurie Stevenson then distributed ballots to one (1) member of each household in attendance. The ballots were then collected and given to attendee Gloria Smith to count.

Vote Totals: 26 votes for Winnie Goldklang, 26 votes for Jason Bourne and 27 votes for John Harter. The new Board accepted the voting results. Hamilton then asked for a motion to close the nominations. Arnie Goldklang made the motion and Becky Scaringe seconded the motion to close nominations.

Members Comments & Concerns:

Steve Mooney requested information on Berry Roberts Lake as to fishing and what type of fish were existing in the lake. Peter Pullen showed Steve Mooney a book on the Berry Roberts Pond.

Diane Jones asked what happened to the “No Soliciting” sign that is attached to our Wedgewood sign. It was believed it blew away possibly due to the Hurricanes Helene or Milton in October. Bill Regis said we can and will replace that sign.

The new owner, Shirley Mooney (2037 BRD), expressed her thanks and appreciation for the welcome they have received in Wedgewood. She and Steve had been so impressed with the friendliness of our neighbors and for the Welcome Basket.

Laura Mester spotted a man in a boat going around Wedgewood Lake, spraying for weeds. Since the homeowners on New Bedford Drive own a portion of the land going into Wedgewood Lake she inquired as to who authorized the spraying and who is paying for it. Angelika Hamilton and Peter Pullen reported that our HOA did not request the spraying.

Marilyn Wilson stated that Club Link is still the listed owner but abandoned the property. Becky Scaringe pointed out that no one knows what is being sprayed and whether it will affect plants near the water line. It was suggested that the Board contact the President of Wedgewood II HOA for information and go to the Club Link office at Renaissance to obtain information on who authorized spraying, what is being sprayed and who is paying for it.

It was mentioned that since Sandpiper Golf Course property was closed several years ago, Club Link is still trying to get the zoning to build homes. Gail Dudley reported that the “Save Sun City Center” group is working to prevent further zoning approvals by the County. She has attended meetings and sent emails.

New Business:

Summary of Rule Enforcement: Laurie Stevenson reported that owners have inquired as to how our HOA can legally enforce our rules and regulations. She confirmed that our Amended Covenants in fact do provide for enforcement as to the maintenance of properties. She read aloud the verbiage in Article VII of our current Covenant that provides that the Association with 2/3rd vote by the Board, has the

right to access the property to make the improvements. The cost of the latter is added to and becomes part of the owner's assessments, and a lien is added on the owner's property. She reiterated that the HOA simply wants to maintain the home values of the neighborhood and requested that if homeowners get emails for maintenance issues, they should comply within a reasonable time.

Laurie Stevenson cited a recent scenario where an owner had refused for years to address maintenance issues. The Board reviewed the matter and agreed on sending a letter to the owner, reminding the owner of the maintenance and of the fact that our HOA was able to enforce the rules if needed. The letter was sent to the owner and the owner's son then addressed the issues.

Holiday Party

Angelika Hamilton reminded everyone of the Holiday Party in the Armstrong Room from 4-8 pm on Sunday, December 8, 2024. She announced the menu (Chicken Marsala, Pasta, Vegetables, Rolls, Salad), and the caterer (Coastal Catering in Riverview). Angelika Hamilton reminded everyone to bring desserts as well as gifts for a gift exchange. Water and coffee would be provided, and attendees can bring any drinks they choose. She announced that Jim Peditto graciously agreed to provide the music and Santa Claus will also make an appearance.

Laurie Stevenson then offered to walk attendees around the corner from the Caper Room to show everyone where the Armstrong Room is located. Although a map of the Community Association was provided to all attendees in email, seeing the location would show attendees where it is easiest to park.

Adjournment:

President Angelika Hamilton inquired if there was any other business; when there was none, she asked for a motion to adjourn. Bill Regis made the motion to adjourn and LeRae Regis seconded the motion. The motion passed and Angelika Hamilton adjourned the meeting at 11:04 am.

Respectfully submitted.
Jason Bourne, Secretary