

**WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
January 17, 2017 – 7:00 PM**

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:01 p.m. by President Chris Spurlin.

Board members present: Chris Spurlin, Joe Knous, Tina McFerren, Tim Baumbach, Jessica Rivera and Wendy Hart and Lynn Paredes were present. Mary Crane was late. Mickey Clark was absent. There was 2 Homeowners present. Sandy Rathbun represented Sentry Management and took the minutes.

PROOF OF DUE NOTICE

Notice of the meeting was posted in accordance with the governing documents.

APPROVAL OF PREVIOUS MONTH'S MINUTES

The November minutes were discussed. Joe moved to approve the November minutes. Jessica seconded the motion. There was no discussion and the minutes were unanimously approved as presented.

TREASURER'S REPORT

Sandy reviewed the treasurer's report. The treasurer's report was accepted as presented.

MANAGER'S REPORT

Sandy reviewed the manager's report. She informed the Board of Directors there were only 3 accounts at the attorney for collections at this time. Regarding Account 010028, the assessments have been brought up to date and the balance owed is for attorney fees which the owner is paying.

UNFINISHED BUSINESS

COMMITTEE REPORTS

Fence

Chris informed the Board of Directors he is trying to schedule a meeting with Commissioner Grey regarding the fence and whether or not the Association can proceed. Wendy has volunteered to attend the meeting with Chris. Chris will try to schedule the meeting for January 26, 2017 or February 6, 2017. Wendy has been trying to get with several fence and tree vendors for proposals. Management will try to help Wendy co-ordinate scheduling these appointments.

Pool French Drains

Joe informed the Board of Directors there is some additional electrical work that has to be done when the French drains are installed. He has spoken to Hartman & Sons; he will send the additional work needs to Zees, and he is going to contact Matt Brown Construction for another proposal.

Cabana Lighting

Sandy informed the Board of Directors she will be meeting with another vendor the week of January 23, 2017 and will make the cabana lighting a priority.

Signs

The signs for both entrances were discussed at length. Joanne Crossland and Wendy Hart will give a presentation on the signage at the February meeting.

ARC

Joe discussed the color book and colors for painting the houses and for the shingles. He informed the Board of Directors he had downloaded colors from PPG and would like approval from the Board of Directors to pay for 3-4 colored copies of the colors to disperse among the committee for them to review. The colors will then be selected and presented to the Board of Directors for review. Once approved, the color selections will be available for the Homeowners to choose from when they repaint and/or re-roof their home. Wendy moved to reimburse Joe for the colored paint copies. Tim seconded the motion. Motion carried unanimously.

Norman Lindas, HO at 2315 Doultan, addressed the Board of Directors regarding the ARC he submitted for installing a fence. Norman had a site plan and feels there is a portion of the property between his boundary line the owner of 3707 E Grant that is owned by the Association. This appears to be an easement. Joe moved to table the decision for ARC approval for Mr. Lindas until a survey was done by the owner of 3707 E. Grant. Joe will inform Marlene Petty who is the owner of 3707 E. Grant. Jessica seconded the motion. Motion carried.

Confirmation of HOA Training

Chris reminded the Board of Directors for any of them that had not taken the Board Certification class, or signed the Florida Election Certificate, this must be done or they would be removed from the Board of Directors per State Statute.

Christmas Lighting

Chris informed the Board of Directors He and Joe had installed the Christmas lights for 2016. He stated many of them were burned out and were thrown away. New lights will have to be purchased for 2017.

Lien

Chris informed the Board of Directors he had spoken to Karen Wonsetler and legally, lien notices could not be sent out in Spanish.

NEW BUSINESS

Meeting Dates

Meetings will be scheduled for the 3rd Tuesday of the month. There was some discussion as to the date of the March meeting. This date will be discussed at the February meeting. Typically, the Board of Directors does not hold a meeting in December.

Holiday Events

Jessica and Wendy are co-chairing the event committee. The next event will be a Spring Festival which will be held April 8, 2017. Tina will chair this event.

Landscape Proposals/Cleaning Proposals.

The 4 landscape proposals were discussed. Joe moved to accept PNL’s proposal for \$18,479.00. Jessica seconded the motion. Motion carried unanimously.

The cleaning proposals were discussed. After a lengthy discussion, Jessica moved to continue with Jaqueline Reese. Joe seconded the motion. There were 2 ‘NO’ votes and 3 ‘YES’ votes. Motion carried.

Directors

Mary would like the terms for the BOD listed in the minutes. They are as follows:

Chris Spurlin	expires in 2017	Jessica Rivera	expires in 2019
Joe Knous-	expires in 2018	Lynn Paredes	expires in 2018
Tim Baumbach	expires in 2018	Mickey Clark	expires in 2017
Wendy Hart	expires in 2017	Tina McFerren	expires in 2019
Mary Crane	expires in 2019		

Officer positions are elected at the annual meeting in November. Each officer is elected for a term of 1 year. BOD positions have a 3 year term with the exception of this year as the number of Board members was increased.

ADJOURN

Being no further business the meeting was adjourned at 9:15PM.

Respectfully, Sandy Rathbun, CAM

APPROVED