

WEDGEWOOD GROVE HOA (APPROVED)
BOARD OF DIRECTORS' MEETING
JANUARY 19, 2016 – 7:00 PM
POOL
3750 HOLSTON WAY
ORLANDO FLORIDA 32812

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:01 p.m. by President Chris Spurlin. Board members present were Chris Spurlin, Ben Amato, Mary Crane, Tina McFerren, Joe Knous and Joanne Crossland. Josh Walker was absent. Sandy Rathbun, CAM, represented Sentry Management. There was 3 Homeowners in attendance.

PROOF OF DUE NOTICE

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

DISPOSAL OF UNAPPROVED MINUTES

The November 17, minutes were discussed. Mary wanted a correction to the minutes and included a copy of the minutes she revised. Joe moved to table the approval of the November minutes until the February meeting to give the Board of Directors time to review the minutes. Joanne seconded the motion. Motion carried unanimously.

MANAGER'S REPORT

Sandy reviewed the manager's report. She informed the Board of Directors the owner of 2412 Donaldson was in arrears over \$900.00. This unit is being rented by the owner. Management provided the Board of Directors with a copy of a letter demanding rent be paid directly to the Association. The letter includes Florida Statutes 720.3085(8) giving the tenant complete immunity from any claim for the rent by the landlord. The rent would be collected by the Association only until the owner brought the arrear fees up to date. Ben moved to have management send the rent demand letter to the tenant both regular mail and certified mail. Joe seconded the motion. A discussion followed and the Board was informed management would send the owner a copy of the letter sending it both certified and regular mail. The motion passed unanimously. This report was accepted as presented.

Management informed the Board of Directors the squatter issue appears to be resolved as the squatters have moved out.

TREASURER'S REPORT

Ben Amato reviewed the December financials. He informed the Board the spicket repairs totaling \$288.92 that were done at the club house were miscoded to 6120 and should be coded to 5060 carried unanimously. Management will have GL correct this.

Management had not received a utility bill from OUC since acquiring the property August 1, 2015. OUC had been e-mailing the monthly statements to the previous management company and they did not forward the bills. The total amount due for this period in 2015 for electric and water was \$25331.25. OUC did waive the late fees.

UNFINISHED BUSINESS

The fining committee was discussed. Chris informed the Board of Directors the committee had to be comprised of at least 3 non Board members and encouraged the Board members to talk to owners. Until there are at least 3 volunteers, a fining committee cannot be established.

Several of the homeowners have been sent at least 3 violation letters regarding trash cans, condition of lawns, and/or homes. After a lengthy discussion, the Board unanimously agreed to send 3 homeowners from each category (lawn, home, trash) to the attorney for further action. The Board of Directors have a copy of the most recent property notebook showing the violations. Management asked the Board to review the property notebook and to e-mail their recommendation with street address as to which Homeowners should be sent to the attorney as only 9 are being sent due to the legal fees involved. Management will then forward to attorney to proceed with a pre-suit mediation.

Chris informed the Board of Directors he was almost finished with the newsletter. He will send it to management and management will help collate it.

The amendment to reduce the per cent of membership to constitute a quorum was discussed. It was unanimously agreed by the Board of Directors to lower the requirements to 20% of the membership to constitute a quorum. Management will contact the attorney office and have the limited proxy changed to reflect this. The meeting for the amendment change will be scheduled for March 15, 2016.

NEW BUSINESS

Jessica Rivera, homeowner was present. She discussed wanting to replace the fence around Brandy and Grant. She would like to start reviewing prices, go to the City Council to discuss options, etc.. Chris informed Jessica the first thing to do was to establish a committee and appoint a chair person. At that point they could start investigating costs. The chair person can bring their findings to the Board of Directors to review and discuss. Chris informed Jessica Commissioner Gray would have to be involved and he would be willing to contact him. Jessica said she would seek committee members.

The fence at 2868 Donaldson was discussed as it encroaches on HOA property and hinders access to the timer and lights for the common grounds. Chris informed the Board of Directors he had spoken to the owners and feels they are amenable to moving the fence. He suggested the owners fill out another ARC as the one on file was not approved by the ARC committee. The Board will walk the area and get back to management.

The perimeter wall was discussed. This needs to be chemically cleaned and will probably need painting as the stucco is old. Management will obtain proposals for this as well as for pressure washing the PVC fence surrounding the property.

COMMENTS & CONCERNS

The lights are still not working properly at the pool cabana. Management will contact Smithson Electric to go back to the property to check on this.

The next Board of Directors meeting will be Tuesday February 16, 2016 at 7:00PM.

ADJOURNMENT

With no further business to conduct, Ben motioned to adjourn the meeting; Tina seconded the motion. All were in favor and the meeting adjourned at 9:05 p.m.

Respectfully:
Sandy Rathbun, CAM