

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
JANUARY 21, 2020
7:00pm

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:00 p.m. by Bryan Zebleckes, President.

Board members present were Bryan Zebleckes, Wendy Hart, Alisa Fuller, Matthew Bennett, Vanessa Graves, and Joe Knous. Jessica Rivera was absent. A quorum was established. There were no Homeowners present. Sandy Rathbun represented Sentry Management.

PROOF OF DUE NOTICE

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

APPROVAL OF PREVIOUS MONTH'S MINUTES

Alisa moved to approve the November minutes. Bryan seconded the motion. There was no discussion. The minutes were approved unanimously by the Board of Directors.

FINANCIAL REPORT

Sandy reviewed the December financials. The Board unanimously approved the financials.

MANAGER REPORT

Sandy reviewed the manager's report. Account # 010063 has not responded to the attorney's requests regarding payment or a payment plan for outstanding assessments. Joe moved to have the attorney move forward and file a lien foreclosure. Bryan seconded the motion. There was no discussion. Motion carried unanimously.

Account 010060 still has not re-sodded his yard. The owner received ARC approval in October 2019. The Board advised management to have the attorney send owner final letter giving him until March 31, 2020 to re-sod the yard. If not completed, further action will be taken.

Management distributed both proposals from Burnham Landscaping for the area by the tennis court. The plant material will require removal or be cut back 2-3 feet prior to the tennis court being resealed. The Board of Directors will look at this area in the daylight and tabled this decision for the time being.

Management informed the Board of Directors there are several places in the common areas that need to be pressure washed. Management will secure proposals and get back to the Board of Directors.

OLD BUSINESS

1. By-Laws

Brian informed all Board members at the November 2019 meeting a lengthy discussion was had regarding changing the monthly meetings to bi-monthly meetings with the understanding if there was business that needed to be addressed, an additional meeting would be scheduled. Brian asked for input regarding this format from the Board members present. Major projects have been completed over the past few years, and besides the tennis courts being resurfaced, there is no other major project for this year. The majority of the Board also believes going to bi-monthly meetings may encourage more Homeowners to get involved with various committees and potentially joining the board. Property inspections would continue to be done on a monthly basis continuing with the violation procedure that has been established. Management informed the Board of Directors they would continue to receive the monthly financials, manager reports, property notebook, and attorney status report.

Wendy moved to move the Board of Directors meetings to bi-monthly. Matt seconded the motion. There was no further discussion. Motion was passed unanimously. The next Board of Directors' meeting will be in March, 2020.

NEW BUSINESS

1. Assessments

Brian stated he felt the explanation that was sent to the Homeowners regarding the monthly assessment was very helpful and appreciated by the Homeowners. Management informed the Board there had been no calls or complaints about the Assessment fees.

Joe did ask about the reserve study update. Management informed the Board this would be scheduled by the end of January.

2. Sharing Responsibilities

The web site, facebook, distributing pool fobs, ARC committee, Yard of the Month, and News letters were discussed.

Wendy has updated the website, Joe offered to aid with maintenance. Alisa has volunteered to help with posting community information to the Facebook page. Alisa is also continuing to serve on the Yard of the Month Committee with two other homeowners. Wendy has many ideas for the upcoming April Newsletter. Vanessa and Bryan will assist with the newsletter. Management will forward and information received from the City of Orlando. Florida Friendly Landscape web site address will be inserted into the Newsletter for owners information.

Joe is the contact person for distributing the pool fobs.

There will be a community garage sale May 2nd, 2020.
The summer bash will be Saturday, June 13, 2020. Details for this event will be discussed later.

Being no further business, the meeting was adjourned at 8:05 PM.

Respectfully,
Sandy Rathbun, CAM