

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
JUNE 19, 17:00 PM

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:02 p.m. by Joe Knous, President.

Board members present were: Joe Knous, Tim Baumbach, Jessica Rivera, Tina McFerren, Wendy Hart, and Vanessa Graves and Chris Spurlin. A quorum was obtained. Sandy Rathbun, CAM, represented Sentry Management and took the minutes. There were 2 homeowners present.

PROOF OF DUE NOTICE

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

APPROVAL OF PREVIOUS MONTH'S MINUTES

Jessie moved to approve the May, 2018 minutes. Wendy seconded the motion. There was a brief discussion to include the fence on Watuga was done by the Association to enclose the community line. The minutes were unanimously approved.

FINANCIAL REPORT

The financial report was discussed and accepted as presented.

MANAGER'S REPORT

Sandy reviewed the manager's report including the violations and the accounts at the attorney. Joe informed management 3602 had not re-sodded his yard which was supposed to be done by the end of May. Management will contact the attorney to request a receipt if he did re-sod his yard and also to remind him he did not submit an ARC.

OLD BUSINESS

1. Violation discussion /Updates

Violations were reviewed, and while there is improvement, follow-up is ongoing. There are a 10 accounts at the attorney at present time.

2. ARC Updates

ARC requests and approvals were discussed. Wendy informed the BOD at the present time the committee is up to date on the requests. Wendy also discussed the need to update the ARC rules for clarity as there are many gray areas. Joe has some sample ARC guidelines from other HOA's that will be reviewed.

3. Summer Bash

The summer bash is scheduled for July 14, 2018. The Association once again purchase 50 tickets for the Food Truck. The charge will be \$10.00 per ticket with a limit of 2 tickets per household. Wendy will handle designing the fliers and Jessie will print the fliers and distribute to the Board of Directors to distribute. Each BOD member took 1 street. The information regarding the Summer Bash and time will be put on the web site and also face book.

4. Survey Updates

The newsletter has been mailed out with the assessment coupons. The survey will be added to the web site and facebook.

The date for the community yard sale is November 3, 2018; The yard of the month for October will be based on Halloween decorations from October 20th through Thanksgiving, and the December yard of the month will be judged December 8th based upon Christmas decorations.

NEW BUSINESS

1. Lighting Proposals

Joe will contact Smithson Electric and Astro Electric to clarify a couple of points on their lighting proposal. Central Florida Lighting has been in touch with Joe. These will be reviewed and voted on at the next BOD meeting.

2. Entrance Landscape Proposals

Three proposals were reviewed: City Beautiful, Keller, and Mad Landscaping. The BOD would like management to contact Mora's Lawn Service for a proposal and FLLandscape Renovation. These proposals will be sent to the BOD when received.

3. Pressure Washing/Cleaning

The pressure washing proposal for the cabana, pool furniture, both bathrooms, sidewalk and parking area, as well as the white fence were unanimously approved by the BOD.

4. Line Item for Capitol Improvements

Management explained to the BOD they had one titled reserve marked as the contingency reserve. While this covers a broad area, they still had common area expenses and that is why the reserve study was done last year making sure all of the areas were covered. The Association also has prior years equity which has been used for non- budgeted improvements. It was discussed with the 2 entrance projects

regarding the lighting and landscaping, most all the major projects were completed for the time being

H. **Comments**

There were 2 home owners present. Carolyn Gardner address the BOD with concerns about violations that were not mentioned in the Rules and Regulations,ie-chairs placed in yards. She stated she felt this was not fair and felt like people were being harassed.

Carolyn also brought up people staying at the pool after hours, setting up a bar area, coolers of beer,in glass containers and being generally disruptive. Chris will review the camera video to see who was at the pool during this time frame. There are signs clearly listing the pool rules and regulations. Management will write a letter to the owner once Chris reviews the video and fob entries.

Being no further business, the meeting was adjourned at 9:10PM

Respectfully,
Sandy Rathbun, CAM

APPROVED

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