

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
JUNE 20, 2017 – 7:00 PM

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:04 p.m. by President Chris Spurlin.

Board members present were: Chris Spurlin, Jessica Rivera, Joe Knous, and Tim Baumbach. Wendy Hart, Tina McFerren and Mary Crane were absent. A quorum was obtained.. Sandy Rathbun, CAM, represented Sentry Management and took the minutes. There were 3 homeowners present.

PROOF OF DUE NOTICE

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

APPROVAL OF PREVIOUS MONTH'S MINUTES

The May 2017 minutes were discussed. Chris asked that the minutes include the out of order motion made by Mary Crane. Tim moved to approve the corrected minutes. Jessica seconded the motion. A discussion was had by the Board of Directors and the motion carried unanimously.

OWNERS

Kim Kenny from 3779 Holston addressed the Board of Directors regarding 3783 Holston's yard. She stated she knew there was a moratorium on lawn violations for the month of June, but wanted to see if something could be done about this yard. She stated this yard was full of weeds and chinch bugs which are coming into her yard. The BOD informed her the moratorium was due to the drought and there has been enough rain to date, the lawn violations will start again in July

Ben Reed, 2700 Donaldson spoke to the Board of Directors regarding artificial turf. He had submitted an ARC in May to install artificial turf in his front yard which was denied. Ben brought a sample of the artificial turf and informed the BOD he had been to 3 different vendors and they were willing to come to a meeting to discuss the turf. The Board explained to Ben this have to have guidelines so anyone who installed artificial turf would be installing the same quality, kind, etc. They asked Ben for the contact information of the vendors, and Joe Knous who is the chairperson of the ARC will contact the vendors and gather more information for the Board to make a decision. He will also try to obtain samples of the various kinds.

TREASURER'S REPORT

Jessica 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 2 of the 10 homeowners who were sent to the attorney had responded to the attorney and had either corrected the violation or were working on them.

Joe asked management to contact the City regarding a large tree stump at 3602 E Grant.

UNFINISHED BUSINESS

Fence

The fence contractor has not followed the signed proposal for the fence installation. He has it across the island and this is not in the plans. Chris asked management to contact Dan from Datson Fence and tell him to stop all work until this is resolved.

Pool French Drains

Management informed the Board of Directors Hartman & Sons have installed the down spouts and gutters and will begin installing the drains as soon as there is a day without rain.

Cabana Lighting

Chris asked management to make sure Astro Electric checks the light fixture for the cabana lights when the new LED lights are installed. Management explained Astro Electric had to re-order the lights as the company sent him 2 different colors.

ARC Color Packet

KDK received their payment and e-mailed Joe that he could pick up the color packets..

Signage Committee

Management informed the Board of Directors Fast Signs had requested 2 forms for Chris Spurlin to sign and have notarized and also a 50% deposit. This will be given to Fast Signs on June 21, 2017. Jessica went on to explain that Fast Signs would have to wait for the permit from the City of Orlando and that manufacturing the monument signs would take 4-6 weeks. She showed to color swatches for the Board to choose from. There will have to be some electrical boxes removed but this will be tabled until the exact spot for the signs is know,

Newsletter

The newsletter was sent to all of the owners.

Summer Bash

A summer bash was discussed and scheduled to be hosted by the Association. The date July 22, 2017 from 11-2. Wendy could not be at the meeting, but did send information on the food truck and suggested planning for 50 people.

Option 1 & Option 2 were discussed. (Outline attached) Joe moved to use option 2. Jessica seconded the motion. A discussion as follows: The Association will give 2 \$10.00 vouchers per household with the option of paying up to \$200.00 for additional people. These vouchers will be a first come first serve basis. The motion carried unanimously.

NEW BUSINESS

Lawn of the Month

The lawn of the month was discussed and voted on. 3733 Brandy was designated Lawn of the Month.

Reserve Proposals

The 3 Reserve Proposals were discussed. Jessica moved to go with Reserve Advisors for \$2800.00. Tim seconded the motion. There was no further discussion. Motion carried unanimously.

Directors

Jessica informed the Board of Directors she had registered the Association for National Night Out which is scheduled for Tuesday, October 3, 2017. This will be the Association's fall event.

Because of scheduling conflicts, the next Board of Directors meeting will be Wednesday July 19, 2017.

With no further business the meeting was adjourned at 8:45PM.

Respectfully,

Sandy Rathbun, LCAM

APPROVED