

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
MARCH 28, 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, Jessica Rivera and Wendy Hart constituting a quorum. Tim Baumbach was late. Lynn Paredes, and Mary Crane, were 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 February 2017 minutes were discussed. Wendy moved to approve the minutes. Jessica seconded the motion. Tina McFerren's name was misspelled and that will be corrected. With no further discussion the February minutes were unanimously approved.

TREASURER'S REPORT

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

HOMEOWNERS

Two Homeowners were present and signed in. Mr. Rivera addressed the Board of Directors stating his garage was burglarized and he had some items stolen. He did file a police report and asked the BOD if he could post a picture with the charges of the intruder on the property to inform other residents to be aware and of this individual. This was discussed at length. The BOD advised management would consult with the Association's attorney Karen Wonsettler and get back to the Board.

Mr. Reece informed the Board of Directors the fob on the ladies rest room door was not functioning properly and people were forcing the door handle. The door is very difficult to open. Management will contact Florida Safe & Lock to repair.

MANAGER'S REPORT

Sandy reviewed the manager's report. She informed the Board of Directors Account #010100-Porterfield, has been with the attorney, and the owner has not responded to the attorney. The next step is for the Association to give the attorney permission to file a lien foreclosure. Tina moved to authorize the attorney to go ahead with the Association lien foreclosure. Joe seconded the motion. Motion carried unanimously.

There are 8 Homeowners who have been sent to the attorney for violations. The attorney has not had a response to the demand letter she sent them. The attorney is asking if the BOD wants to pursue mediation. The Board of Directors unanimously agreed for management to have the attorney schedule mediation.

Management discussed the e-mail received from a homeowner asking to "Slow-Kids at Play" turtles on Holston as the pool is on this street and she stated there are lots of speeders. After some discussion, the Board unanimously agreed, at this time, they would not authorize this.

UNFINISHED BUSINESS

COMMITTEE REPORTS

TREE/FENCE

Wendy presented the three tree proposals which were discussed at length. It was decided to reject the proposals from Budget Tree Service and Central Florida Arbor Care. Joe moved to approve Competitive Tree Service for \$2,500.00 based on having Competitive Tree use the detailed specs that were on the Budget tree proposal. Jessica seconded the motion. When asked if there was any discussion, Wendy said as a homeowner, there is a row of hedges on the fence line which need to be removed. She stated she realizes this hedge is her responsibility but because of the fence location, the hedge has to be removed and she asked who would absorb that cost. After further discussion by the Board of Directors, Joe moved for the HOA to absorb this expense. Jessica seconded the motion. Motion carried unanimously. Wendy will contact Competitive Tree Services and give him a copy of the specifications. There are also 2 additional trees that need to be added to the Competitive proposal. This will increase the price approximately \$1200.00 which is approved by the Board of Directors.

Wendy stated she realized she had a violation letter regarding her yard and asked if the yard could wait until the bushes were removed and the fence installed. The Board of Directors unanimously agreed to this.

There were 3 fence proposals discussed at length. Wendy moved to accept Datson Fence Company proposal 'B' (Premium Grade) for \$11,454.00. Tina seconded the motion. Motion carried unanimously.

POOL FRENCH DRAIN

Joe informed the Board of Directors he has 2 proposals and is waiting for a proposal from Matt Brown Construction. This will be discussed at the next Board meeting.

CABANA LIGHTING

Aastro Lighting completed the lighting improvements in the cabana and outer entrance.

ARC COLOR PACKET

Joe informed the Board of Directors he sent several colors to Tim for review. Tim discussed the colors, and made a motion to have KDK Interior Design create a color palate co-ordinating color choices for the body/trim, door, and shingles. The committee will then submit to the Board for color selections. Wendy seconded the motion. Motion carried unanimously.

SIGNAGE COMMITTEE

Jessica discussed the new signage samples for the 2 entrances. After a lengthy discussion, Jessica is going to ask Fast Signs for a sample with a light blue background and beige lettering. She will bring the samples to the next BOD meeting.

The bushes/shrubs will need to be removed before the signage can be installed.. The Board of Directors discussed PNL proposal for \$375.00 This was unanimously approved by the BOD. They will also repot the planters at the club house and make sure the bubble irrigation is working.

SPRING FLING

Tina discussed the spring fling to be held April 8, 2017. She has ordered the eggs and some of the games. She will order the food next week. She informed management she will submit all the receipts at the same time for re-imbusement.

NEW BUSINESS

Lawn of the Month

A discussion about have a lawn of the month was had. Several ideas were presented, but no definite decisions were reached.

Sending a newsletter was discussed. Wendy will put together the items to go into the newsletter including voting on yard of the month.

DIRECTORS

Tim Baumbach informed the Board of Directors with his current job, he would like to resign as the secretary and stay on the board as a director. Wendy Hart, a director, volunteered to take the position of secretary. The Board of Directors unanimously agreed to this. Tim Baumbach will remain on the Board as a director.

Being no further business, the meeting was adjourned at 8:50PM.

Respectfully,

Sandy Rathbun, CAM

