

**WEDGEWOOD GROVE HOA**  
**Minutes of the Board of Directors Meeting**  
**OCTOBER 16, 2018**  
**7:00pm**

**CALL TO ORDER / CERTIFY QUORUM**

The meeting was called to order at 7:03 p.m. by Joe Knous, President.

Board members present were: Joe Knous, Wendy Hart, Tim Baumbach, Vanessa Graves, Jessica Rivera. Chris Spurlin was absent. A quorum was obtained. Sandy Rathbun, CAM, represented Sentry Management and took the minutes. There was 1 homeowners present, Bryan Zebleckes who is interested in filling the vacant Board of Directors positions.

**PROOF OF DUE NOTICE**

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

**APPROVAL OF PREVIOUS MONTH'S MINUTES**

Jessica moved to approve the August, 2018 minutes and the September Board of Directors Organizational meeting. Wendy seconded the motion. There was no discussion. The minutes were unanimously approved.

**BOARD POSITION**

Bryan Zebleckes was present and interested in filling the vacant position on the Board of Directors. The Board asked Bryan to discuss his experience and why he wanted to serve as a Director. Wendy moved to appoint Bryan to the Board of Directors. Vanessa seconded the motion. Motion carried unanimously. Bryan will fill the vacant Director's position.

**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. The attorney requested direction from the Board of Directors as to whether or not the Board wanted to proceed with file a covenant suit as the Homeowner's roof still needs to be cleaned. Joe moved to file a covenant suit against 2508 Donaldson. Bryan seconded the motion. Motion carried unanimously.

**OLD BUSINESS**

## **ARC's UPDATES**

The ARC approvals for the past month were discussed. There were 7 approvals submitted.

3600 Grant was discussed as the owner replaced the sod several months ago and although the sod was replaced, it died and needs to be addressed again as it does not meet the Association's guide lines. The Board of Directors would like management to request a time frame from the owner as to when this will be accomplished.

## **NEW BUSINESS**

### **1. Proposed Budget**

The proposed 2019 budget was discussed at length. The Board would like management contact the attorney to discuss legal fees for the 2019 year and include the number in the proposed budget. After a lengthy discussion of future projects for 2019, the addition of a Pool Chiller, and landscape and irrigation addition at the common areas on Brandy and the lift station, the proposed budget will be reviewed and voted on at the November meeting. Because of Thanksgiving, the November meeting will be held on the 4<sup>th</sup> Tuesday which is November 27, 2018.

### **2. MARTA**

Management informed the Board of Directors the Association had renewed the documents 2 years ago and had another 28 years before they had to be renewed again. A Florida statute requires this to be discussed at the first meeting after the annual meeting on a yearly basis.

### **3. Fall Garage Sale**

The fall garage sale will be Saturday November 3, 2018.

### **4. Christmas Lights**

The Association needs new Christmas lights for the entrances. Wendy moved to appropriate \$500.00 for the lights and decorations. Tim seconded the motion. Motion carried unanimously. Bryan will chair the Christmas decorating activities.

### **5. Backflow**

The backflow at 2708 Donaldson is leaking. Management will contact the plumber to repair this.

The ceramic pots at the Grant Street entrances were discussed. They seem to be either tipping over or getting knocked over on a regular basis. Jessica informed the Board of Directors, these are really not outdoor containers as they are not heavy enough even

with the plants inside. Further discussion was held regarding the Grant Street entrance and the Michigan entrance. The original goal was to enhance the two entrances equally. Grant Street is a smaller area. There were no decisions reached.

Being no further business, the meeting was adjourned at 9:05PM.

Respectfully,  
Sandy Rathbun, CAM

APPROVED

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