

**WEDGEWOOD GROVE HOA (APPROVED)  
BOARD OF DIRECTORS' MEETING  
NOVEMBER 17, 2015 – 7:00 PM  
POOL  
3750 HOLSTON WAY  
ORLANDO FLORIDA 32812**

**CALL TO ORDER / CERTIFY QUORUM**

The meeting was called to order at 7:02 p.m. by President Chris Spurlin. Board members present: Chris Spurlin, President; Ben Amato, Treasurer; Mary Crane, Tina McFerren, Joe Knous and Joanne Crossland. Josh Walker was absent. Sandy Rathbun, CAM, represented Sentry Management. There were one Homeowners in attendance.

**PROOF OF DUE NOTICE**

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

**DISPOSAL OF UNAPPROVED MINUTES**

Tina moved to approve the October 21, 2015 minutes as corrected. Joanne seconded the motion. Motion carried unanimously.

**MANAGER'S REPORT**

Sandy reviewed the manager's report. Chris will review where the irrigation clock is at the front entrance per request from P & L Landscaping. This report was accepted as presented.

**TREASURER'S REPORT**

Ben Amato discussed the proposed 2016 budget. He informed the Board members present the residents who volunteered to be on the budget committee did not show up for the budget meeting. He also informed the Board members the proposed budget was based upon the 2015 year to date expenses and that none of the expenses exceeded the budgeted amount for the month of October, 2015. Mary moved to accept the proposed 2016 budget. Tina seconded the motion. Motion carried unanimously.

**UNFINISHED BUSINESS**

Chris informed the Board of Directors Joe Knous will chair the ARC committee. Airton Santiago and Tim Bomback will be a part of this committee. Chris stated that

he and Josh would remain involved with the ARC committee to make the transition go as smoothly as possible.

Chris informed the Board of Directors the garage sale went smoothly and the results were good.

Board Positions and terms are as follows:

Chris Spurlin-President-3 Year Term-expires 2017

Josh Walker-Vice President-3 Year Term-expires 2017

Ben Amato-Treasurer-3Year term-expires 2016

Mary Crane-Secretary-3 Year Term-expires 2018

Tina McFerren-Director-3 Year term-expires 2018

Edward Knous-Director-2 Year Term-expires 2017

Joanne Crossland-Director-1 Year Term-expires 2016

Chris discussed the fining committee. He informed the Board of Directors he had gone to a presentation on fining given by Ruggieri Law Firm at Sentry Management. Chris stated that there need to be at least 3 persons on the committee and they could not be members of the Board of Directors, or employees of the Association. If volunteers for this committee could not be obtained, there would not be a fining committee.

## **NEW BUSINESS**

It is time to decorate for Christmas. Joe Knous and Tina McFerren volunteered to put up the lights and decorations. Ben moved to allow \$250.00 to purchase decorating materials. Joanne seconded the motion. Following some discussion, the Board unanimously moved to approve the motion; if addition money is needed, the Board will review the receipts and address the situation at the January Board of Directors meeting.

## **COMMENTS & CONCERNS**

The perimeter wall was discussed and its need for capitol improvement/repairs. Joe Knous will review the past fence project to re-submit to Commissioner Gray for assistance/approval. and talk to the City.

The water spicket at the club house needs a maintenance spicket with keys. Management will contact Bryan Plumbing.

The lights in front of the club house go on and off. Management will contact Smithson Electric to check the lights and photo cell. She will also instruct them to check the lights and outlets at the front entrance to ensure they work properly for the Christmas lights.

The next Board of Directors meeting will be Tuesday January, 19, 2016 at 7:00PM.

### **ADJOURNMENT**

With no further business to conduct, Ben motioned to adjourn the meeting; Tina seconded the motion. All in favor and the meeting adjourned at 8:35 p.m.

Respectfully:  
Sandy Rathbun, CAM