

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
October 17, 2017 – 7:00 PM

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:00 p.m. by Joe Knous, V. President.

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

PROOF OF DUE NOTICE

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

BOARD OF DIRECTORS

Vanessa Graves would like to fill the vacancy for the Board of Directors. After summarizing her experience, the Board unanimously appointed Vanessa to the Board to fill a three year term vacancy.

Joe explained because of personal issues, Jessica sent an e-mail stating she had to step down as the President, but would like to remain on the Board of Directors as a Director. Joe stated he did not feel he could be in charge of the ARC committee plus carry out the duties of the President for the Association. After some discussion, Joe will remain President, and Wendy Hart will replace Joe on the ARC committee. Tim moved to nominate Chris Spurlin, V.President. Joe seconded the motion. Motion carried unanimously. The other officer positions remain the same as was voted on at the Organizational meeting in September with Wendy Hart, Secretary, Tina McFerren, Treasurer & Tim Baumbach, Director. Vanessa Graves and Jessica Rivera will also fill the Director positions.. This constitutes a 7 member Board of Directors.

APPROVAL OF PREVIOUS MONTH'S MINUTES

Jessica moved to approve the September 2017 minutes. Chris seconded the motion. There was no discussion. The September 2017 minutes were unanimously approved.

FINANCIAL REPORT

Tina discussed the financial report. This report was accepted as presented.

MANAGER'S REPORT

Sandy reviewed the manager's report. She explained accounts that had intent to liens, and liens placed. She informed them one owner was sent to the attorney for collections due to lack of payment.

The attorney's monthly update was discussed. Two accounts have been sent letters regarding mediation to rectify their violation. A third owner will be sent a mediation letter next week.

UNFINISHED BUSINESS

Entrance Signs

The monument signs for both entrances were discussed. Management informed the Board of Directors Casey from Aastro Electric had moved the electric box as he discussed what needed to be done with Deborah from Fast Signs. The Board requested management contact Deborah and Casey to make sure the electric was done.

ARC

Joe discussed the paint color packet. He informed the Board of Directors the interior designer had picked up the color book and is re-doing the color choices. The designer will send back to the Board of Directors as soon as it is completed. Chris will remove Joe's name from the website and make the necessary corrections.

Debris Cleanup Status

Most of the debris was picked up by the City, including the debris on Michigan. There are some tree branches that need to be cut down on a few trees as they are a liability. Wendy moved to accept Competitive Tree Service proposal for \$800.00 to take care of these branches. Tim seconded the motion. Motion carried unanimously.

Landscape Architect Design

Joe informed the Board of Directors the Landscape Architect was designing 2 concepts for each entrance for the Board of Directors to review and select. These will then be bid out for installation.

Fence

The fence that was installed by Datson Fence occurred some damage caused by Hurricane Irma. The 140MPH wind load as advertised by the fencing contractor, Datson Fence is being questioned. Chris and Tim will inspect the fence to determine if it was installed per the manufacturers specifications. The fence was repaired/reassembled by a community member.

Garage Sale

The upcoming garage sale set for November 4, 2017 was discussed. Jessica and Tina agreed to take care of the advertising. Jaqueline Reece will hang the banner up. Chris has agreed to take the banner down after the garage sale.

NEW BUSINESS

Budget

The proposed 2018 budget was reviewed and discussed. The Board of Directors would like the monthly gift cards for the yard of the month (\$25.00/mo=\$300.00) included in the proposed budget. Management will make that adjustment and the proposed budget will be approved at the November meeting.

Homeowner Letter

Joe discussed the Homeowner letter. He had e-mailed it to the Board of Directors. After some discussion, it was decided there were a few items that would be tweaked and then it would be sent to management for mail out. Because of the hurricane clean-up, the letter will go out within the next 2 weeks.

National Night Out

The Board of Directors re-capped the National Night Out event and discussed how they could increase the neighborhood attendance. Commissioner Grey was at this event.

Pressure Washing Quote

The proposal from H&R Propainters for pressure cleaning the sidewalks was discussed. The Board would like management to obtain two other proposals. If those proposals are higher than H&R's proposal, Jessica moved to accept H&R's proposal for the pressure cleaning. Tim seconded the motion. Motion carried.

Attorney/Lawn Violations

The attorney's report was discussed. Lawn violations were discussed. While there are some corrections, there are many lawns that are below the acceptable standards. Management will continue the inspections and sending violation letters.

Ben Reed, owner of 2700 Donaldson, submitted an e-mail asking for the Board to reconsider allowing him to plant Bahia grass. This was discussed at length and the attorney had also e-mailed Ben which included informing Ben although the Association documents state only St. Augustine sod can be used, they have given Homeowners a 2nd choice which is Zoysia both of which are 'Florida Friendly' sods. She further informed him Associations' can limit the type of sod Homeowners use. The Board of Directors unanimously vetoed anyone installing Bahia grass at this time. Management will inform the Homeowner of this decision. Chris would also like management to remind the Homeowner if he wants to continue to investigate various types of artificial turf for the Association's consideration, he may do so. The Board would like to see examples of the artificial sod that other residents have used.

Yard of the Month

Yard of the month was voted on.. There were 4 Yes votes and 2 No votes for the house at 2523 Donaldson. Tina will award the \$25.00 gift certificate and the sign. She also reminded Joe to purchase additional gift cards as she only has 2 left.

There was no further business, Wendy moved to adjourn the meeting at 8:43PM. Tim seconded the motion. Motion carried.

Respectfully,

Sandy Rathbun, LCAM

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