

Wedgewood Groves HOA Board Meeting Minutes

3750 Holston Way Orlando FL 32812 July 19, 2016

Call to Order/Certify

The meeting was called to order at 7:03 p.m. by President Chris Spurlin.

Board members present: Chris Spurlin, Joe Knous, Joanne Crossland, Mary Crane, and Tina McFerren. Ben Amato and Josh Walker were absent. Deborah Myers 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

Disposal of Unapproved Minutes

Tina McFerren made a motion to correct the minutes by removing the last two sentences in the paragraph under new business violations. Mary Crane seconded the motion, Tina and Mary were in favor, Chris, Joe and Joanne voted against, motion did not pass. Joanne Crossland made a motion to approve the minutes as written, Joe Knous seconded the motion, Joanne, Joe and Chris voted in favor, Tina and Mary voted against. Motion passed.

Financial Report

Ben Amato was not present, so Chris Spurlin discussed the June financial report

6120 Irrigation Maintenance & repair Need more information on invoices from Vendor Charges every month. What services are being provided?

7050 Clubhouse Cleaning Slightly up from last year need info from Vendor for why to review for next year's budget

8040 Postage Up Charges in current contract needs to be updated for next budget

8060 Copies/Printing/Services Up Charges in current contract needs to be updated for next budget

8100 Legal Expense Up due to Cost for Association Complaint W/Amends - Still under budget YTD

8120 Insurance Slight increase need info from Vendor for why to review for next year budget.

Manager's Report

Deborah Myers read the manager's report. Board directed the manager to send any account delinquent more than \$400.00 to the attorney.

Unfinished Business

Fence Update

The city approved the fence, the attorney approved the easement, and the president will sign this evening. This will now go back to the fence committee to put together a design plan in conjunction with the architectural committee.

Pool French Drain

This was tabled, no proposals have been received.

Attorney Questions/Violations

Mary Crane had written questions and violations of the documents to the board. A discussion proceeded with the President Chris Spurlin stating he had sent the questions submitted by Mary Crane onto the association attorney. Mary Crane also submitted a letter that she wished to make part of the meeting minutes. Joanne made a motion to allow each director to send 5 specific questions each to the association attorney, Tina seconded the motion, Chris, Joanne and Tina voted in favor, Joe and Mary voted against. Motion passed.

During the discussion, Tina McFerren made a motion to send a violation letter from the association to the owner that has plants/trees blocking the access easement, Mary Crane seconded the motion. Tina and Mary voted in favor, Chris, Joanne and Joe voted against, motion did not carry. The discussion moved onto the violation letters sent to the owners. Joanne made a motion if there has been no contact from the homeowner after 3 violation letters sent, this matter was to be turned over to the attorney for compliance. Tina seconded the motion, motion passed unanimously.

ARC

One homeowner Kathy Harton signed up to speak; her issue was the letter she received about installing a shed on the property. She stated that the declaration did not prohibit a shed and she did not understand why she had to remove it. The president stated it was installed without first submitting an architectural request form and thus based on that fact, it had to be removed. All exterior changes to the property and/or home have to approve in advance. Mrs. Harton was told to take down the shed.

The guidelines for PODS were discussed

Joe Knous also mentioned he contacted an interior design company to come out and work with the ARC committee on a new color palette for the community. The cost would be \$500. Deborah Myers stated she would get in touch with a paint manufacturer to see if this could be done more frugally.

Fining Committee

A homeowner has expressed interest in joining the fining committee. He will be invited to the August 16th board meeting.

New Business

Coupon Mailing

It was brought up to the manager that the board wanted to have an August coupon sent out to the owners for the August payment. At the same time, they would like the Annual Meeting notice sent out to save on mailing costs.

Annual Meeting

A date of September 28th was picked for the annual meeting and Joanne would like a board meeting the week before, on September 20th. Joe Knous made a motion for the manager to proceed doing this mailing, Chris Spurlin seconded the motion, motion passed unanimously.

Adjournment

The next Board of Directors meeting will be held August 16, 2016

Being no further business, the meeting was adjourned at 9:18PM

Respectfully,

Deborah Myers