

Wedgewood Groves HOA Board Meeting Minutes

3750 Holston Way Orlando FL 32812 June 28, 2016

Call to Order/Certify

The meeting was called to order at 7:05 p.m. by President Chris Spurlin.

Board members present were: Chris Spurlin, Josh Walker until 9:00, Joanne Crossland, Mary Crane, Joe Knous, and Tina McFerren. Ben Amato was absent. Sandy Rathbun, CAM represented Sentry Management. There were 4 Homeowners present. The sign in sheet is attached.

Proof of Due Notice

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

Disposal of Unapproved Minutes

Joe moved to accept the May minutes as corrected. Mary seconded the motion. Motion carried.

Financial Report

Chris discussed the May financial report. Legal was up due to Marta costs. Water costs up due to wall pressure cleaning The report was accepted as presented.

Manager's Report

Sandy reviewed the manager's report. Management asked the Board for direction regarding Account 020159 as to whether they want the attorney to start Association Foreclosure. Tina moved to send account #020159 to the attorney to start the Association Foreclosure. Mary seconded the motion. Motion carried unanimously. The management report was accepted as presented

HOA Attorney

Karen Wonsetler, Wedgewood Groves attorney was introduced by Chris Spurlin. Karen addressed the Board of Directors regarding violation letters and types and conditions of lawns to be maintained. She informed the Board of Directors, these type of violations were subjective. This was not a closed meeting so Karen informed the Board of Directors and Homeowners present she could not get into discussing specific violations. Karen informed the Board documentation and pictures were a good idea for back-up information should the violation not be corrected and further legal action was necessary. She advised the Board of Directors she strongly recommended the property manager be in charge of doing all property inspections regarding all violations.

Regarding type grass she advised that we should add Zoysia grass to our turf guidelines and this would satisfy the Florida Statue. Karen also said bare spots showed neglect and a lack of maintenance" and under the Florida statute "the legislature did not intend weeds to be considered Florida friendly."

Karen said if these type of violations go court a Judge would likely use a dictionary to define the term "lawn" She recommended when we update HOA Bylaws or ARC standards we should consider having them recorded with the court but it is not legally necessary.

Unfinished Business

Fence Committee

The fence proposal was accepted by the City. The Board of Directors requested management send the documents to the attorney for review prior to being signed by the Board.

French Drain

Sandy has found a company to install the French Drain at the pool

Signage

Joanne informed the Board the City has not responded to her regarding the signage. She will report back as soon as they do

New Business

Violations/Inspections

One of the Homeowners present discussed violations. He wrote a letter to the Board of Directors which is attached to these minutes. The Board informed him that Board cannot respond to letters until the Board reviews a letter at the next Board meeting. During the discussion with this homeowner the President asked Board members Tina and Mary not to speak on this issue until he recognized them. They did not wait to be recognize and continued to interrupt.

A second Homeowner stated he had received two violation letters at the same time, the Property Manager apologized for the error, this occurred due to a clerical error

Joanne moved to turn all violations over to the property manager, Sandy Rathbun. Joe seconded the motion. There was some discussion. A vote was taken. There were 3 'yes' votes and 2 'no' votes for the property manager to conduct the inspections. Mary Crane and Tin McFerren voted no, Ben Amato was absent and Josh Walker had to leave early. There was still a quorum of the Board. Motion carried.

Pool/Cabana

The lights inside the pool area are not functioning correctly. The Board would like management to contact Smithson Electric to inspect the lights and check the photo cells in this area. Ask about LED replacement lighting for the outside the front door and inside the Cabana.

ARC

Joe discussed the ARC requests. He is working on a color chart and will continue doing so. He had checked with Sherwin Williams; they require business to use their Designer, Joe will inquire about the cost. The ARC guidelines for types of grass for lawns are also going to be revised.

Pool

A homeowner reported after hour pool use. Josh will check the Fob settings. The Property Manager was asked to provide a list of homeowners with overdue assessments so that Josh could deactivate their Fob.

Adjournment

The next Board of Directors meeting will be held July 19, 2016.

Being no further business, the meeting was adjourned at 9:33PM.

Respectfully, Sandy Rathbun, CAM