

Wedgewood Groves HOA Board Meeting Minutes

3750 Holston Way Orlando FL 32812 April 19, 2016

Special Members Meeting

Call to Order/Certify

The meeting was called to order at 7:10 p.m. by President Chris Spurlin.

Board members present were Chris Spurlin, Ben Amato, Mary Crane, Joe Knous, Joanne Crossland and Tina McFerren. Josh Walker was absent. Sandy Rathbun, CAM, represented Sentry Management. There was 101 Homeowners in person or by proxy

Proof of Due Notice

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

Disposal of Unapproved Minutes

Ben moved to approve the corrected April, 2016 minutes. Joe seconded the motion. There was no discussion. Motion carried unanimously.

Financial Report

Ben discussed the March financial report. COA 8040 and 8060 are up charges and will need to be tracked and adjusted for the 2017 budget. COA 8230 for \$35.00 is from February for an insufficient funds check. Ben stated he does not feel the Association should have to pay this fee. Management will investigate this and get back to the Board of Directors.

Manager's Report

Sandy reviewed the manager's report. The violations will be discussed under unfinished business. This was accepted as presented

Unfinished Business

Annual Meeting Amendment

Chris explained the purpose of the proposed amendment is to reduce the necessary number of persons necessary to constitute a quorum for the annual membership meetings from 1/3 of the total membership down to 20%. He informed the members, for this to be done, the Association had to have a minimum of 80 Homeowners in person or by proxy and a majority vote of that number would determine if the amendment would pass. There was a total representation in person or by proxy of 101 owners. A vote was taken. There were 96 "yes" votes to pass the amendment and 5 "no" votes. The amendment passed. Management will contact the attorney so the amendment can be recorded.

Unfinished Business

Fining Committee

The Board of Directors interviewed Bonnie Lewis, Carolyn Garner, and Tim Baumbach for the fining committee prior to the Board of Directors' meeting. Ben moved to appoint Bonnie Lewis and Carolyn Gardner to the fining committee. Joe seconded the motion. There was a lengthy discussion regarding appointing Tim Baumbach as he has not corrected a violation. Tim explained he was working on it, and had pressure washed the roof. Eventually, he will re-roof his house, but felt he should be able to be on the committee since he was addressing the issues. A vote was taken. There were 4 "yes" votes and 2 "no" votes. Motion passed. Tim Baumbach approval was conditional upon resolving his roof issue. Chris informed the Board they would review the fining rules prior to the next meeting

Fence Committee

Chris informed the Board of Directors Wendy Hart met with Commissioner Gray who was very impressed with the presentation the work the committee had done. Commissioner Gray will get back to Chris.

Violations

Tina McFerren submitted a list of yard violations. After a lengthy discussion, the Board advised management to send out the violations. It was also discussed and decided Mary Crane and Tina will continue to follow up on the yard violations and send the list to management. Ben and Sandy will continue to inspect the property for other violations.

The payment request from 2834 was discussed. The HO was informed of the Board meeting and was not present. The Board of Directors unanimously agreed not to accept the payment plan as it would take over 2 years to pay the balance owed. Joanne moved to inform the owner the total balance and fees due are to be paid within a 6-month period. Tina seconded the motion. After some discussion a vote was taken. There were 4 "yes" votes and 2 "no" votes. Motion carried. Management will notify collections and the attorney so the Homeowner can be informed.

Signage

Joanne reported the City of Orlando zoning department must make a finding of Right of Way before an address can be given to be able to pull a permits for new signs

Wall Painting Bids

The wall painting bids were discussed. Tina moved to accept Pressure Kings of Central Florida for \$4,800.00. Mary seconded the motion. A discussion was had and the Board selected Sherwin Williams HGSW3467 for the trim (pavers) and HGSW3464 for the body, a flat paint will be requested. Sentry management will send a letter to the homeowners whose property is next to the wall to inform them that painting will be done on the wall, the letter will ask them trim trees or bushes touching the wall.

New Business

Pool Deck Erosion

The Board of Directors reviewed the Leak Doctors comments regarding the erosion around the pool. They unanimously agreed a French drain should be installed. Joe will put together a spec and give to management so bids can be obtained

Mulch

The Board would like management to ask PNL when mulch will be installed.

Payment Plans

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ARC

Joe discussed the ARC requests and informed the Board there have been several that still need to be approved

Pool Seating

Joanne asked if additional pool chairs could be ordered. Chris informed her there were extra chairs being stored and they would take them out.

Adjournment

there being no further business, the meeting was adjourned at 9:30PM.

Respectfully, Sandy Rathbun,