

**WEDGEWOOD GROVE HOA**  
**Minutes of the Board of Directors Meeting**  
**July 19, 2017 – 7:00 PM**

**CALL TO ORDER / CERTIFY QUORUM**

The meeting was called to order at 7:02 p.m. by President Chris Spurlin.

Board members present were: Chris Spurlin, Joe Knous, Tim Baumbach, Wendy Hart, and Tina McFerren. Mary Crane and Jessica Rivera were absent. A quorum was obtained. Sandy Rathbun, CAM, represented Sentry Management and took the minutes. There was 1 homeowners present.

**PROOF OF DUE NOTICE**

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

**APPROVAL OF PREVIOUS MONTH'S MINUTES**

The June 2017 minutes stated that Wendy Hart and Tina McFerren were present. They were not. Their names will be removed. Joe moved to approve the June minutes as corrected. Tim seconded the motion. Motion carried unanimously.

**OWNERS**

Matthew Bennet from 2895 Donaldson addressed the Board of Directors regarding his yard. Matthew was informed that the Association documents state that at least 50% of the front yard has to be planted in grass. Matthew stated he does not have an irrigation system and it would take some time to get the yard taken care of. The Board recommended to Matthew that he submit an ARC request to the ARC Committee and include his plans for the yard and an approximate time frame.

**TREASURER'S REPORT**

Sandy reviewed the treasurer's report. She asked the Board of Directors if they wanted to take a portion of the money in the operating account and open an interest bearing operating money market account as at this time there is approximately \$153,000.00 in the operating account and the Associations monthly expenses are approximately \$17,000.00. Chris suggested the Board members consider what they wanted to do, and this will be discussed at the August meeting when the reserve analysis will be completed. The treasurer's report was accepted as presented.

**MANAGER'S REPORT**

Sandy reviewed the manager's report. She informed the Board of Directors 2622 Donaldson had written a letter to the attorney stating he did not feel there was a need for mediation as they had hired a lawn company to replace the sod as soon as possible as well as to maintain

the lawn and the landscaping on a weekly basis. He also left contact information for the landscaper.

2450 Donaldson Drive had a change of ownership which will re-start the covenant violations.

Management informed the Board of Directors the large tree stump at 3602 E Grant is the City's responsibility as they are the ones who removed the tree.

Management discussed the proposal for the irrigation meter and backflow meter on Donaldson from Bryan Plumbing. The proposal is to move the irrigation backflow 65 feet so the irrigation meter and backflow meter will be in the same location. Once completed, they will install a locked cage over the meters. This will also solve the cracked irrigation pipe problem. Joe moved to approve the proposal from Bryan Plumbing for \$1200.00. Tim seconded the motion. Chris stated he wanted management to contact Bryan Plumbing and set a time for them to meet him on property so he knew exactly where this will be done. With no further discussion, motion passed unanimously.

## **UNFINISHED BUSINESS**

### **Fence**

Cindy Light, Neighborhood Relations Supervisor from the City of Orlando, e-mailed management and Chris Spurlin asking why the PVC fence was put up preventing pedestrians from using the public sidewalk to go through the neighborhood. Chris e-mailed Cindy informing her this is private property and the City had approved the fence. He sent copies of the approval documents from the City to Cindy.

### **Pool French Drains**

Hartman & Sons completed installation of the French drains and installation of the rocks.

### **Cabana Lighting**

The 2 LED lights in the cabana have a dimmer switch. Management asked if the Board would like them put on a timer as at this time the lights have to be on 24/7 or off 24/7. Management was instructed to have a timer installed.

### **ARC Color Packet**

Joe brought a completed color book from KDK interior design. There are a total of 24 colors which the ARC committee needs to review. He informed the Board of Directors the color selections were based on what the current trends are for color schemes.

### **Signage Committee**

Management informed the Board of Directors Fast Signs are still waiting for the final approval for permitting from the City of Orlando.

Joe informed the Board of Directors he had contacted 3 Landscape Consultants for the designs to be done around the monument signs. After some discussion, the Board unanimously accepted Rhodora D.Bohall, Landscape Architect proposal for \$1600.00.

Joe asked that management request a copy of the engineering drawings from Fast Signs so the landscape consultant can provide suggestions and draw plans for the placement of the plant material etc.

### **Summer Bash**

The Summer Bash is Saturday, July 22, 2017 from 11-2 PM. Wendy asked for volunteers to help set up and clean up. Chris will give Wendy the roll of tickets for the owners to get their food.

### **National Night Out**

National Night Out is scheduled for October 3, 2017. The Association has registered to participate in this,

### **NEW BUSINESS**

#### **Artificial Turf**

Joe explained to the Board of Directors he visited stores and had selected 10 different samples of artificial turf for the Board and the ARC committee to review, He is waiting for them to come in. Tina would like resident addresses of where artificial turf has been installed as she would like to see what it looks like once it is installed. Chris explained to the Board of Directors, the Board has to explore the option of using artificial turf as there is a homeowner who has requested this. At this time, the Board is just getting the facts about the artificial turf.

#### **Landscape Architect**

Joe explained he had contacted 3 landscape architects to give proposal for the entrances on Grant and Donaldson. One company was not interested. The second company wanted \$8,000.00. The third company, Rhodora D. Bohall, Landscape Architect submitted a proposal for \$1600.00 to submit 2 conceptual designs each for the two entrances. Tina moved to accept the proposal from Rhodora D. Bohall for \$1600.00. Wendy seconded the motion. Joe asked management to contact Fast Signs and ask them to send the engineering drawings for the landscape architect to review. Motion carried unanimously.

#### **Yard of the Month**

The yard of the month was discussed and voted on. 3755 Holston was designated Yard of the Month. Tina will get the sign to the owner.

### **Annual Meeting**

The annual meeting will be held on Tuesday, September 19, 2017 which is the 3<sup>rd</sup> Tuesday of the month. The owners will be notified according to the Statutes.

### **Directors**

There was no further discussion from the Directors.

With no further business the meeting was adjourned at 8:30PM. The next Board of Directors meeting will be held Tuesday, August 15, 2017.

Respectfully,

Sandy Rathbun, LCAM

APPROVED

APPROVED