

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING  
January 11, 2016**

**CALL TO ORDER**

Lorie Fulkes called the meeting to order at 7:01p.m.

**VERIFICATION OF QUORUM**

Board members present included Anne Combs, Susan Kellicut, Barbara Reuter, Doreen Solomon, Lainey Story, Fred Thomas, Louis Velez, Brian Wallace and Chester Zwissler. Lorie Fulkes represented Hara Management. There were eight (8) homeowners in attendance.

**PROOF OF NOTICE**

The agenda was posted at the community bulletin board at the clubhouse and the meeting signs were posted at all entrances to the community forty-eight (48) hours prior to the meeting.

**OPEN FORUM**

George Cola addressed the Board regarding his neighbors parking and not picking up after their dog.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the December 14, 2015 Board of Directors meeting. Barbara made a motion to approve the minutes with the following change: under Paint Option for 3<sup>rd</sup> Color add an "e" to mad. Fred seconded the motion. A vote was called. All in favor, motion carried.

**MANAGER'S REPORT**

Lorie reviewed the manager's report dated January 11, 2016. A copy of the report will be attached to the approved minutes and retained on file for future reference by the Association.

1430 Forest Hills: Doreen made a motion to move forward with foreclosure. Lainey seconded the motion. A vote was called. All in favor, motion carried.

**COMMITTEE REPORTS**

*ACC:* Two applications were received for fences and approved.

*Landscaping:* Baker checked the irrigation and the zone with the issues is not the zone they worked on. Pat Kaeberlein is still having issues with the landscapers. Chester will address the issues with Eastwood.

*ITT/Netlines:* The deadline is the day after the meeting. It was suggested information regarding cats and dogs being on a leash and the Winter Springs Emergency Lock system be addressed.

*Social:* Ann read the written report. The Chinese Auction is scheduled for February 21<sup>st</sup> at 2:00p.m.

## **OLD BUSINESS**

*Rentals:* Doreen made a motion to table the issue until a later date. Barbara seconded the motion. A vote was called. Brian, Doreen, Chester, Anne, Barbara, Fred, Louis and Susan voted yes. Lainey voted no. The motion passed eight (8) to one (1).

*Community Letter/Survey:* An entry will be put in netlines asking homeowners to advise what they would like to see in the community.

## **NEW BUSINESS**

*Ratify Vote Clubhouse AC Unit:* The clubhouse AC units stopped working prior to the Board meeting. The Board was polled to have them replaced at a cost of \$19,566.20. All Board members responded yes. Brian made a motion to ratify the Board's vote to replace the clubhouse AC's. Lainey seconded the motion. A vote was called. All in favor, motion carried.

*Clubhouse Parking Sign Wording:* The Board approved at the December meeting to purchase parking signs for the clubhouse. The Board discussed the wording for the sign. Doreen made a motion to approve the following wording: "Clubhouse Parking Rules: Event or temporary parking only and limited to forty-eight (48) consecutive hours: Residents name, phone number and WTV address must be on dashboard: No community parking when event sign is posted: Commercial vehicle parking requires prior approval from the Board: Park at your own risk. Fred seconded the motion. A vote was called. All in favor, motion carried.

*Irrigation:* The Board reviewed the proposal from Eastwood for the front irrigation in the amount of \$918.44. A solenoid went bad on the west side. Zone 8 and 9 in the back also need work. Barbara made a motion to approve up to \$2500 for the repairs needed. Fred seconded the motion. A vote was called. All in favor, motion carried.

*Clubhouse Landscaping:* Lainey made a motion to table the topic to a later date. Susan seconded the motion. A vote was called. All in favor, motion carried.

*Clubhouse Seating:* Discussion was held on replacing the clubhouse chairs. A sample chair was submitted. The cost would be \$30 per chair. Roll carts would be \$100. Doreen made a motion to table the topic so the Board could research chair and table options. Anne seconded the motion. A vote was called. All in favor, motion carried. Discussion was held on increasing the clubhouse rental rates to offset the cost of the chairs. Anne will price other comparable venues and report at the next meeting.

*724 Adidas:* Discussion was held regarding the large tree in the back yard and the home being painted without approval.

## **NEXT MEETING**

The next meeting will be held on February 8, 2016.

## **ADJOURNMENT**

Brian made a motion to adjourn the meeting. Lainey seconded the motion. A vote was called. All in favor, the meeting adjourned at 8:15 p.m.

Respectfully Submitted for the Secretary of the Association,  
*Lorie Fulkes*, LCAM, CMCA  
Hara Management, Inc.