

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
January 8, 2018**

CALL TO ORDER

Lorie Fulkes called the meeting to order at 7:00p.m.

VERIFICATION OF QUORUM

Board members present included Susan Kellicut, Fred Thomas, Chet Zwissler and Fern Miller. Brian Wallace and Brian Kenefield were absent. There is one (1) open position. Lorie Fulkes represented Hara Community 1st Advisors. 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

Lainey Story addressed the Board regarding fences damaged during hurricane Irma.

APPROVAL OF MINUTES

The Board reviewed the minutes of the December 11, 2017 Board of Directors meeting. Fred made a motion to approve the minutes. Sue seconded the motion. A vote was called. All in favor, motion carried.

MANAGER'S REPORT

Lorie reviewed the manager's report dated January 8, 2018. A copy of the report will be attached to the approved minutes and retained on file for future reference by the Association.

COMMITTEE REPORTS

ACC: Fred reported there were four (4) applications since the last meeting. Three (3) were approved and one (1) was on hold for approval due the owners roofer not being able to start the work for 10 months. The Board discussed the application from 1493 Connors for adding stone to the exterior of the home. Fred made a motion to deny the request. Chet seconded the motion. A vote was called. All in favor, motion carried.

ITT/Netlines: The next issue of netlines will include information on roofs and fencing; picking up after your pet, parking on lawns and the re-gifting auction.

Social: A re-gifting auction will be scheduled.

COMMITTEE REPORTS CONTINUED

Landscaping: The landscapers are on biweekly service. Discussion was held on the cost to expand the service. The Board unanimously agreed the cost was too high and would affect the reserve funding.

OLD BUSINESS

Easement Area: The board reviewed the proposal for the repair of the easement area. Chet made a motion to approve the proposal from Nu Leaf. Sue seconded the motion. A vote was called. All in favor, motion carried.

NEW BUSINESS

Paint & Roof Colors: Discussion was held on the current color pallet. Fred will go to Home Depot and Lowes for paint color charts for the Board to review.

NEXT MEETING

The next meeting will be held on February 12, 2018.

ADJOURNMENT

Fern made a motion to adjourn the meeting. Sue seconded the motion. A vote was called. All in favor, motion carried. The meeting adjourned at 7:51p.m.

Respectfully submitted on behalf of the Secretary of the Association,

Lorie Fulkes, LCAM, CMCA
HMI Community 1st Advisors