

**MINUTES OF THE BOARD OF DIRECTORS
WEDGEWOOD HOMEOWNERS' ASSOCIATION, INC.
HELD ON JULY 23, 2008 AT 7:00 PM AT THE WEDGEWOOD CLUBHOUSE**

Corrected

A Meeting of the Board of Directors of Wedgewood Homeowners Association, Inc was held on Wednesday, July 23, 2008, at 7:00 PM, in the Wedgewood Clubhouse. Those members present were Mary Koniszewski; President, Tony Santangelo; Vice-President, Lori Huebner; Director and Kristin Fernandes, Secretary. Also present were Rodger Carver and Marie Palombi of Residential Management Concepts, Inc.

Mary Koniszewski opened the meeting at 7:05 PM; Mary stated that following the adjournment of the meeting any homeowner who had submitted a request in writing to have an issue discussed would be addressed.

APPROVAL OF MINUTES:

Rodger Carver read the minutes of the Special Meeting of the Board of Directors held on May 7, 2008. Bruce Pachter moved to accept the minutes with corrections noted; seconded by Tony Santangelo. All in favor. Motion carried.

FINANCIAL REPORT

Rodger Carver reported that as of July 23, 2008, there is \$10,827.96 in the operating accounts and \$8,310.82 in the Reserve account making a total un-audited cash status of \$19,138.78.

PROPERTY REPORT

Rodger Carver stated that the painting of the townhouses is underway. He reported that there was a small problem with paint peeling off of the doors, however this was resolved. He further stated that Sherwin Williams has been contacted to obtain the warranty. Rodger also stated that violations have been minimal.

OLD BUSINESS

Mary Koniszewski stated the electrician has been out on property working to get the lights at the entrance and in the fountain working and that Skip has been working on the fountain as well. Mary stated that the board is in the process of reviewing irrigation contracts for the townhouses.

NEW BUSINESS

Mary Koniszewski reported that Christine Tierney and her mother, Christine have graciously donated their time and expertise to design a website for Wedgewood. The name will be www.hoawedgewood.wordpress.com. They are completing the process now and hopefully the site should be up and running in a few weeks. Mary stated that some of the items that will be on the website are: approved minutes, paint colors, bylaws and rules & regulations. Mary stated that having a website will enhance the communication between the residents and board members.

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Tony Santangelo stated that individuals planting shrubbery on common ground has been an ongoing problem. Therefore, in an effort to have uniformity & fairness throughout the community, the board agreed to readdress the current rules & regulations. Tony Santangelo moved to initiate a new rule effective from July 22, 2008, forward that no further plantings will be allowed on common property without the expressed written approval of the Architectural committee and the board of directors. Any homeowner who has planted shrubbery on common ground prior to July 22, 2008 will be allowed to keep the planting, however, if and when the planting dies, no additional planting may be done without going through the Architectural Review Committee first; seconded by Mary Koniszewski. All in favor. Motion carried. Mary further stated that when a homeowner wants to plant or do anything on common ground they must contact RMC to obtain an Architectural Request Form. Once it is filled out, it will be presented to the ARB committee and will be then be given to the board for their final approval.

Mary Koniszewski also stated that another issue is homeowners placing their garbage cans outside in plain site. She stated that section 1 in the Wedgewood Rules & Regulations state that all garbage pails must be kept inside of garages at all times except after 6:00 PM the day before the scheduled pickup.

Mary Koniszewski reported that she had a firm conversation with Skip, from Greenway Landscaping and he will have his crew on property every week, trimming and mowing the grass.

There being no further business before the Board, the meeting was adjourned at 7:30 PM.

Following the adjournment of the meeting, a good and welfare session ensued.

Respectfully Submitted
On behalf of the Board of Directors
Wedgewood Homeowners' Association, Inc.

**MINUTES OF THE BOARD OF DIRECTORS ORGANIZATIONAL MEETING FOR
WEDGEWOOD HOMEOWNER'S ASSOCIATION, INC. HELD ON WEDNESDAY,
APRIL 23RD 2008 AT 7:30 PM AT THE ASSOCIATION CLUBHOUSE**

Present from the Board of Directors were Anthony Santangelo, Mary Koniszewski, Lori Huebner, Bruce Pachter and Kristin Fernandes. Present from Residential Management Concepts were Rodger Carver, Mark McKnight and Chiméne La Fave.

CALL TO ORDER

Rodger Carver called the meeting to order at 7:31 p.m.

APPOINTMENT OF THE 2008 BOARD OF DIRECTORS

The Board of Directors voted and approved the following positions for the 2008-2009 Board:

President:	Mary Koniszewski 8566 Eagle Run Drive 561-852-4601
V. President:	Anthony Santangelo 8639-12 Eagle Run Drive 561-245-0825
Treasurer:	Bruce Pachter 8602 Eagle Run Drive 561-852-8398
Secretary:	Kristin Fernandes 8698 Eagle Run Drive 561-470-9471
Director:	Lori Huebner 8542 Eagle Run Drive 561-477-8282

ADJOURNMENT

Mary Koniszewski made a motion to adjourn the meeting. Anthony Santangelo seconded the motion. The meeting was adjourned at 7:41 p.m.

**MINUTES OF THE BOARD OF DIRECTORS ANNUAL MEETING FOR
WEDGEWOOD HOMEOWNER'S ASSOCIATION, INC. HELD ON WEDNESDAY,
APRIL 23RD 2008 AT 7:00 PM AT THE ASSOCIATION CLUBHOUSE**

Present from the Board of Directors were Bea Demner, President; Anthony Santangelo, Vice President; Mary Koniszewski, Treasurer; and Lori Huebner, Director. Present from Residential Management Concepts were Rodger Carver, Mark McKnight and Chiméne La Fave.

CALL TO ORDER

Rodger Carver called the meeting to order at 7:10 p.m.

PROOF OF QUORUM

Per Rodger Carver, a proof of quorum was established and announced to the resident's.

AFFIDAVIT OF MAILING

An affidavit of mailing was presented to the meeting attendee's

DISPOSAL OF 2007 ANNUAL MINUTES

The Board of Directors waived their right to read the minutes; accepted as is.

PRESIDENT'S REMARKS

Bea Demner announced that she has "been receiving phone calls regarding the security gate being in an open position." Repairs are pending.

NOMINATIONS FROM THE FLOOR

Bea Demner, Lynn Sykes and Kristin Fernandes. All three (3) individuals accepted their nominations.

INTRODUCTION OF NOMINEES

The following resident's of Wedgewood community introduced themselves to the audience: Chip Franko, Mary Koniszewski, Bruce Pachter, Harvey Sulkin, Lynne Sykes and Kristin Fernandez.

COUNTING OF THE BALLOTS

Under the supervision of the representatives from Residential Management Concepts, Shell Laxen and Marty Keroes counted the ballots

ANNOUNCEMENT OF THE 2008 BOARD OF DIRECTORS

The three elected officials are as follows:

Mary Koniszewski, Bruce Pachter and Kristin Fernandes

ADJOURNMENT

Lori Huebner made a motion to adjourn the meeting. Mary Koniszewski seconded the motion. The meeting was adjourned at 7:31 p.m.

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
WEDGEWOOD HOMEOWNERS' ASSOCIATION, INC.
HELD ON MAY 7, 2008 AT 7:00 PM AT THE WEDGEWOOD CLUBHOUSE**

A Special Meeting of the Board of Directors of Wedgewood Homeowners Association, Inc was held on Wednesday, May 7, 2008, at 7:00 PM, in the Wedgewood Clubhouse. Those members present were Mary Koniszewski; President, Tony Santangelo; Vice-President, and Lori Huebner; Director. Also present was Rodger Carver of Residential Management Concepts, Inc.

Mary Koniszewski opened the meeting at 7:10 PM. She stated that the purpose of the meeting was to discuss and approve the Townhouse Painting Special Assessment in the amount of \$17,500.00. Mary further stated that the prior board had entered into a contract with Greater Image Painting and their contract calls for payment to be made in three installments. The Board also discussed and agreed that the townhouse owners will be given the option to either pay the assessment in full or to make two payments beginning July 15, 2008.

Following a brief discussion, Tony Santangelo moved to approve the one-time Townhouse Painting Special Assessment in the amount of \$17,500.00, which comes to \$800.00 per townhouse owner; seconded by Lori Huebner. All in favor. Motion carried.

There being no further business before the Board, the meeting was adjourned at 7:25 PM.

Respectfully Submitted
On behalf of the Board of Directors
Wedgewood Homeowners' Association, Inc.

**WEDGEWOOD HOMEOWNERS ASSOCIATION, INC
REQUEST FOR REVIEW OF ARCHITECTURAL MODIFICATION**

TO: ARCHITECTURAL REVIEW BOARD

FROM: OWNER'S NAME _____

ADDRESS: _____

PHONE: DAY _____ EVENING _____

Approval is hereby requested to make the following modification(s), or addition(s) as described and depicted below, or attached. Please include details including dimensions, materials, color, design, location, blueprints and/or drawings.

I/we understand and will comply with the following:

1. To abide by the decision of the Wedgewood Homeowners Association, Inc.
2. If the modification is not completed as approved, said approval may be revoked and the modification will require removal by the owner at the owner's sole expense.
3. I/We are responsible for all costs, repairs and damage done to the common areas as a result of work performed by me, or my contractors, including but not limited to landscape, sod, irrigation and drainage.
4. Perform work in accordance with the State, County and City building codes, including setback requirements, encroachments, alterations and landscape guidelines; and to obtain all necessary permits where applicable.
5. If the modification is not approved and/or does not comply, I/We may be subject to court action by the Association and that I/We will be responsible for all reasonable attorney's fees.
6. I/We will be responsible for any outside fees and/or expenses (i.e., a licensed Architect, Engineer) incurred by the Association while considering the application.

Date of Request: _____ Signature of Owner _____

DATE RECEIVED _____ DATE NOTIFIED _____

() APPROVED BY: _____

() DISAPPROVED BY: _____

WEDGEWOOD RULES & REGULATIONS

1. All garbage cans, trash containers, bicycles and other personal property shall be kept, stored and placed in an area not visible from outside the dwelling. Each owner shall be responsible for properly depositing his garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate authorities.
2. No plantings of any type nor any temporary or permanent utility / storage shed, building, tent, structure or improvement shall be constructed, erected or maintained on common property without the expressed prior approval of the Architectural Committee and Board of Directors.
3. No horses, hogs, cattle, cows, goats, sheep, poultry or other animals, birds or reptiles shall be kept, raised or maintained on any unit; PROVIDED, HOWEVER, that dogs, cats and other household pets may be kept in reasonable numbers in the dwelling if their presence causes no disturbance to others. All pets shall be kept on a leash when not in the Owner's unit and shall be walked only on areas designated for pets by the Board of Directors, if any. All owners, their tenants/guests are responsible for picking up immediately after their animals.
4. No stable, livery stable or barn shall be erected, constructed or permitted or maintained on any Unit.
5. No swimming pool, jacuzzi or similar structure or appurtenant equipment shall be constructed, erected or maintained on any Unit, such that it is visible from any street, without prior approval of the Architectural Committee.
6. No boats, campers, trailers nor any vehicles used in business for the purpose of transporting goods, equipment and the like, nor any trucks which are larger than three-fourth (3/4) ton shall be parked on the Properties unless garaged within the Owner's Unit and the garage door kept closed. Personal street vans, personal trucks of three-fourth (3/4) ton capacity or smaller or personal vehicles which can be appropriately parked within a standard-sized parking space may be parked on the Properties. No vehicle of any nature shall be parked on any portion of the Properties or a Unit except on the surfaced parking area thereof. No vehicle repairs or maintenance shall be allowed anywhere on the Properties.
7. No signs, except as approved by the Architectural Committee, shall be placed, erected or displayed on any Unit. However, no "For Sale" or "For Rent" sign of any kind shall be placed, erected or displayed on or at any Unit or upon the Common Areas.
8. No trade or business shall be conducted, nor any commercial use made, of any Unit. Specifically, servicing, reworking, manufacturing, shipping, receiving or storage of any merchandise or product in any Unit is prohibited. Also, any trade, business, commercial, professional, religious activity or any activity which generates traffic of a recurring nature by non-residents in and out of the community is always prohibited.

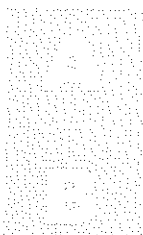
9. All Units shall be kept in a clean and sanitary manner and no rubbish, refuse or garbage allowed to accumulate, or any fire hazard allowed to exist. All Units shall be maintained in first class condition with well kept lawn and well maintained landscaping.
10. No nuisance shall be allowed upon any Unit or any use or practice that is a source of annoyance to other Unit Owners or interferes with the peaceful possession and proper use of the units by the residents thereof.
11. No improper, offensive or unlawful use shall be made of any Unit and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be strictly observed.
12. No exterior appurtenance or structure such as a television or radio mast, tower, antenna, pole, post, basketball backboard, window air conditioner, etc. may be added, constructed or maintained on any Unit.
13. Each Unit is restricted to residential use as a single family residence by the Owner or Owners thereof, their immediate families, guests and invitees, or their lessees.
14. No person shall use the Unit, or any parts thereof, in any manner contrary to this Declaration.
15. No clothes, linens, or the like shall be hung on clotheslines or in any other manner, outside of a dwelling such that the same is visible from any street.
16. No fence, or other improvement, shall be erected upon a Unit which is deemed by the Association to interfere with the Common Sprinkler System upon the Properties, or which interferes with the landscape maintenance performed by the Association, thereby increasing the amount of trimming or edging required to be done, or increase in any other manner the cost of maintenance of the landscaping by the Association, unless otherwise specifically agreed to in writing by the Association.
17. No individual water supply system shall be permitted on any Unit, except the installation required for the individual water supply for irrigation purposes of the landscaping upon a Unit; provided, however, that the following must be complied with by such Unit Owner:
 - a. Any individual water supply must be installed, operated and maintained in such a manner as to prevent iron stains and/or discoloring of any exterior improvements upon the Unit, including, but not limited to, cement areas, the exterior finish of any dwelling or other building, structure or fencing, or any vehicles.
 - b. Such Owner shall be required to clean, repair or replace any and all improvements which are discolored due to iron stains caused by such water supply system due to a direct or indirect result of the operation of such water supply system, within thirty (30) days of notice by the Association.

18. Boundary Line Wall. As to those Single Family Units upon which a residential dwelling is constructed in such manner that a structural wall of the dwelling abuts the boundary line of a Unit (commonly referred to as a "Zero Lot Line" dwelling), then and in that event, the Owner of such dwelling shall not possess the right to cut windows or other openings in such wall, such prohibition being for the purpose of enhancing the privacy of the Owner of the adjoining dwelling.



*Wedgewood
Telephone Directory
2008-2009*

WEDGEWOOD HOMEOWNERS ASSOCIATION



Abrams, Shirley
8711 Eagle Run Drive
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Applebaum, Aaron & Rhoda
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Barnhill,
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Baum, Allan
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Blumenfeld, Sunny
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Bresani, Emilio & Susanna
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Cardozo, Julie
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Cirisano, Dominic & Joanne
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Cirisano, Natasia
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Comparelli, Antonio
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Derengowski, Edward & Jean
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Kanter, Donald
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Patel, Pritesh
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Steinbook, Brian & Mai
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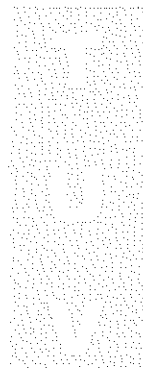
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Zuckerman, Edward

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Wegweiser, Rebecca **

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** Indicates Correction