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LAST NEWSLETTER by the 2023 HOA Board

HOA Annual Membership Meeting and Board Elections
Thursday, 12/14/23, 7PM (must vote in person)
Wedgefield School Gym (3835 Bancroft Ave, Orlando, FL 32833)

- Election of 11 Board Members (all positions are up for democratic vote)
- Approval of the 2024 Budget
- No change in the \$50/year dues

Vote Results for the vote held on 11/9/23 for amendments to Bylaws and Declarations:
None passed, so there will be no *changes* to existing Bylaws and Declarations in 2023, and all previous Bylaws and Declarations are still in force. Detailed vote counts can be found here:
wedgefieldhomeowners.com/amendments

**Explanation of the Resolution by the 2023 Board to have
ALL Board positions go up for democratic election on
12/14/23, along with the sample ballot showing current
candidates as of 11/15/23
(Pages 3-7)**

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HOA ANNUAL MEMBERSHIP MEETING & BOARD ELECTIONS

December 14th at 7 PM (Wedgefield School Gym - 3835 Bancroft Ave)

2023 BOARD OF DIRECTORS

Preferred contact is by email as it is more easily documented and forwarded than phone calls. **There are no HOA-handled "emergencies"; those should be directed to 911.**

Kelly Hoffman, President

president@wedgefieldhomeowners.com

Lynette Jones, Vice President

vicepresident@wedgefieldhomeowners.com

Bev Werner, Treasurer

treasurer@wedgefieldhomeowners.com

Judy Miller, Secretary

secretary@wedgefieldhomeowners.com

Arthur Brown, Director

Donna Ginther, Director

Helen Barger, Director

Rob Werner, Director

Terry Hoffman, Director

Tom Walyus, Director

Additional Board Email Contacts:

ACC@wedgefieldhomeowners.com

codeenf@wedgefieldhomeowners.com

vote@wedgefieldhomeowners.com

candidates@wedgefieldhomeowners.com

newsletter@wedgefieldhomeowners.com

Emergencies: 911

Suspicious Activity: (407) 836-4357, then (407) 679-6644

Parking Complaints: 311 or (407) 836-0800 or Suggestion Box*

Other Code/Zoning Issues: 311 or Suggestion Box*

Other Items: Email Board Members (see above)

*Located in Clubhouse Lobby, Above Rack (20550 Maxim Pkwy)

Community Calendar: wedgefieldhomeowners.com/events

Official Website: wedgefieldhomeowners.com

Official FB Page: facebook.com/WedgefieldFLHOA

2023 WEDGEFIELD HOA GENERAL MEMBERSHIP MEETING SCHEDULE

Located at the Wedgefield School Gym, 7 PM

December 14th, 2023

Wedgefield Homeowners Association 2023 Membership Application

\$50.00 per calendar year

Name of Voting Member

Address

City, State, Zip Code

Phone Number

Email Address

Registration Methods

Online at: wedgefieldhomeowners.com/membership

Completed form & check mailed to:

Wedgefield Homeowners Association
PO Box 905, Christmas, FL 32709

Membership: \$50.00 \$ _____

**Additional Directory
(if applicable): \$25.00** \$ _____

Entrance Fund (Optional): \$ _____

Newsletter Fund (Optional): \$ _____

Event Fund (Optional): \$ _____

ADVERTISEMENT RATES

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NEW! 2024 Ad Rotation - each quarter, ads will rotate from back to front, front to middle, and middle to back to balance exposure.

Ad Size	Quarterly*
Business Card (3 1/8" W x 1 3/4" H)	\$129.00
1/4 Page (3 5/8" W x 4 1/2" H)	\$273.00
1/2 Page (7 1/2" W x 4 1/2" H)	\$501.00
3/4 Page (7 1/2" W x 6 1/2" H)	\$663.00
Full Page (7 1/2" W x 9 1/2" H)	\$846.00

**Ads run standard calendar quarters (Q1-Q4)*

Advertisement Payment Methods

Online at: wedgefieldhomeowners.com/other-payments-or-fees

Mailed to: Wedgefield Homeowners Association

PO Box 905, Christmas, FL 32709

All ads must be received and paid for by the 10th of the month before the quarter the ad will run (i.e. Q1 must be paid by December 10th, as we send the January edition to the printer on December 15th).

All advertising requests should be directed to:
newsletter@wedgefieldhomeowners.com

Explanation of the Resolution by the 2023 Board to have ALL Board positions go up for democratic election on 12/14/23

The future of Wedgefield is on the ballot for 12/14/23, as this election will ultimately determine if property owners will have the protection of deed restrictions. There are two different groups emerging in this election, which are "Wedgefield is Free" candidates and "order" candidates. It is vitally important that the community gets what the *majority* wants, so your involvement is critical *right now*. As of now, less than 15% of property owners are voting members of the HOA; this minority could determine the future of Wedgefield.

The "Wedgefield is Free" group had stated that their mission is to unseat current Board members whose terms are not up and replace them with their candidates, then not enforce rules, abolish the HOA entity, and ultimately try to eliminate the deed restrictions. The "order" group wants the deed restrictions to remain and be enforced.

Recently, 6 "Wedgefield is Free" members served the HOA Board with a recall action to have a special meeting to remove and replace HOA Board members, with or without cause, which can be done with a majority vote of 51% of the members of record per Florida Statute 617.0808 at any time. Further, they threatened 5 litigations related to procedural issues that were contrary to the version of the 617 statute that we were advised to follow and also contested the election procedure of the previous Board that elected part of the current Board.

Rather than subject the community to the discourse of a recall action and the expense of litigations, the "Wedgefield is Free" group and the HOA agreed to a compromise suggested by the HOA attorney in hopes that it would result in a more unified community. The agreement was made into a Board "Resolution" that is presented on Pages 4-5; sample ballots with current candidates as of 11/15/23 are also presented on pages 6-7. It is our hope that this democratic election of all 11 Board positions by the members will ease tensions and provide a fresh start to 2024. Hopefully both the "Wedgefield is Free" and the "order" groups are represented equally on the resulting Board and they will work together. The proposed budget to be voted on that night is listed on Page 19.

Property owners need to join/vote and not assume someone else will do it. The cost of the \$50 membership is small compared to the costs if the community does not turn out the way you favor. The proposed budget to be voted on is listed on Page 19.

Candidates are needed for both sides. Please go to wedgefieldhomeowners.com/vote for more information on how to self-nominate and to look at the bios of existing candidates.

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WEDGEFIELD HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS RESOLUTION

WHEREAS:

A. Florida Statutes § 617.0808 permits any member of the board of directors of Wedgefield Homeowners Association, Inc. ("WHOA") to be removed from office, with or without cause, by a majority (51%) of all votes of the members of the WHOA, at a special members meeting called for that purpose. A group, consisting of at least five current WHOA members (Shannon Hartwig, Courtney Keller, Marina Lewis, Charles Preusser, Jennifer Sanchez, and Adam Yunker) has recently called for a special members meeting to recall/remove (and replace) all ten of the current WHOA directors/officers elected by WHOA members at the December 2022 annual members meeting and/or appointed by the WHOA board of directors thereafter – and has threatened to commence litigation against the WHOA and/or its directors/officers related thereto and/or challenging the director/officer election process conducted at the December 2022 annual members meeting (and/or to be conducted at the December 2023 annual members meeting).

B. WHOA's general counsel has recommended that the WHOA board of directors take the necessary and/or appropriate action forthwith, to address/resolve the above-referenced legal matters/issues in a manner that both maximizes WHOA member participation in the democratic process of director/officer election and minimizes the need/incentive for litigation by WHOA members against WHOA and/or its directors.

WHEREFORE, IT IS HEREBY RESOLVED that:

1. At the WHOA annual members meeting scheduled for December 14, 2023, WHOA shall call for WHOA members to elect anew all eleven officer and director positions. The ballot (in a form substantially similar to the sample form attached hereto as **Exhibit A**) shall contain separate sections for election of one Director & President, one Director & Vice President, one Director & Treasurer, one Director & Secretary, and seven additional Director positions. The two respective members elected to the Director & President and Director & Treasurer positions shall serve one-year terms (through December 2024); and, thereafter, those two director & officer positions shall be re-elected by members, in December of even-numbered years, for two-years terms. The two respective members elected to the Director & Secretary and Director & Vice President positions shall serve two-year terms (through December 2025); and, thereafter, those two director & officer positions shall be re-elected by members, in December of odd-numbered years, for two-years terms. The four respective members elected to the additional Director positions with the highest number of member votes at that election shall serve two-year terms (through December 2025); and, thereafter, those four director positions shall continue to be re-elected by members, in December of odd-numbered years, for two-years terms. The three respective members elected to the additional Director positions with the lowest number of member votes at that election shall serve one-year terms (through December 2024); and, thereafter, those three director positions shall be re-elected by members, in December of even-numbered years, for two-years terms. If there is any tie in member voting at the December 2023 annual members meeting for the Director & President, Director & Vice President, Director & Treasurer, or Director & Secretary positions, then there shall be a runoff election at that annual members meeting between the two candidates tied after the first balloting for each such position, by using a second (runoff) ballot in a form substantially similar to the sample form attached hereto as **Exhibit B**. If there is any tie in member voting at the December 2023 annual members meeting that renders it impossible to ascertain the divide between the four additional director positions that obtain the highest number of member votes and the three additional director positions that obtain the lowest number of member votes, then the affected newly elected additional directors

shall choose their respective two/one year terms voluntarily by agreement (or, in the absence of such voluntary agreement, by coin toss) witnessed by the members present at that annual members meeting.

2. Accordingly, the term of each of the current WHOA directors/officers, whether elected by WHOA members or appointed by the WHOA board of directors, shall end on December 31, 2023; and their successors, as elected by the WHOA members at the December 2023 annual members meeting, shall take office on January 1, 2024.

3. Any WHOA member who wishes to nominate himself/herself (or another WHOA member) for any of the eleven director/officer positions up for election at the December 2023 annual members meeting may do so via email to vote@wedgefieldhomeowners.com. All director/officer candidates nominated in that manner (or otherwise) by December 12, 2023 shall be listed on the ballot form (**Exhibit A**) referenced in Paragraph 1 above, which ballot shall be finalized/printed on December 13, 2023 and used at the annual members meeting. Per Article II, Section 3 of the Bylaws, nothing herein contained shall be construed to preclude the nomination for office of any eligible member from the floor at the time of election.

4. The monthly WHOA newsletter for December 2023 shall: (a) be mailed out early (prior to November 30, 2023); (b) provide amended notice of the December 2023 annual members meeting and director/officer election, in accordance with this board resolution (a copy which shall be published in that newsletter); and (c) invite members to go to the WHOA website page (located at www.wedgefieldhomeowners.com/vote) for information as to the director/officer candidates nominated to date for election at the December 2023 annual members meeting.

5. After the December 2023 annual members meeting, the current WHOA directors/officers shall communicate/collaborate, reasonably and in good faith, with the new WHOA directors/officers elected at that meeting for the peaceful and professional transfer of control over WHOA's corporate management and affairs by January 1, 2024.

ADOPTED by the affirmative vote of the undersigned WHOA directors at a board meeting (held on NOVEMBER 7TH, 2023) wherein a quorum of directors was duly attained (by the presence of at least seven directors).

By: [Redacted Signature]

Director & President

Printed Name: KELLY HOFFMAN

By: [Redacted Signature]

Director & Treasurer

Printed Name: Beverly Werner

By: [Redacted Signature]

Director

Printed Name: ARTHUR L BROWN

By: [Redacted Signature]

Director

Printed Name: HELEN M BARGER

By: _____

Director

Printed Name: _____

By: _____

Director

Printed Name: _____

By: [Redacted Signature]

Director & Vice President

Printed Name: R. Lynette Jones

By: [Redacted Signature]

Director & Secretary

Printed Name: Judy Miller

By: [Redacted Signature]

Director

Printed Name: THOMAS J. WALYUS

By: _____

Director

Printed Name: _____

By: _____

Director

Printed Name: _____

WEDGEFIELD HOMEOWNERS ASSOCIATION, INC.

DIRECTOR & OFFICER ELECTION BALLOT (Sections 1-5) PROPOSED 2024 BUDGET BALLOT (Section 6) (December 14, 2023 Annual Members Meeting)

General Instructions

This ballot is for the election of all eleven director/officer positions of the Wedgefield Homeowners Association, Inc. ("WHOA"). Four of those positions are for WHOA members who are elected to serve simultaneously as both WHOA directors and WHOA officers (president, vice president, treasurer, and secretary). The other seven of those positions are for WHOA members who are elected to serve solely as additional directors (without holding any concurrent officer position). There are five separate sections to this ballot. **Section 1** is for the election of the one Director & President, to serve a one-year term from January 1, 2024 to December 31, 2024. **Section 2** is for the election of the one Director & Vice President, to serve a two-year term from January 1, 2024 to December 31, 2025. **Section 3** is for the election of the one Director & Treasurer, to serve a one-year term from January 1, 2024 to December 31, 2024. **Section 4** is for the election of the one Director & Secretary, to serve a two-year term from January 1, 2024 to December 31, 2025. **Section 5** is for the election of the additional seven Directors only - the four of whom who receive the highest number of votes shall serve two-year terms from January 1, 2024 to December 31, 2025 and the three of whom who receive the lowest number of votes shall serve one-year terms from January 1, 2024 to December 31, 2024.

You may vote in all sections of this ballot - or you may abstain from voting in any one or more sections of this ballot. However, you must follow the additional instructions provided in each section of this ballot for which you vote - otherwise, your ballot will be invalid (and, therefore, disregarded) with respect to any one or more sections of this ballot wherein you fail to follow such additional instructions.

To complete this ballot after designating your director/officer vote(s), please sign your name (and hand-write in your identifying information) where indicated at the end of this ballot. Then, please deliver your completed ballot to the WHOA secretary (or his/her designee) prior to the time for tallying the ballots during this meeting.

Section 1 - Director & President Position

Additional Instructions

The candidates whose names appear below were nominated for this one Director & President position prior to this meeting. If you wish to nominate yourself or another WHOA member for this position, you may hand-write your name or the name of another WHOA member into the blank candidate space provided below. You may vote for only one of the candidates listed below. If you vote for more than one candidate listed below, your ballot will be invalid (and, therefore, disregarded) with respect to this section. Mark a cross ("X") or checkmark in the box to the left of the name of the only one candidate for whom you wish to vote.

Candidates (as of 11/15/23)

☐ _____

Section 2 - Director & Vice President Position

Additional Instructions

The candidates whose names appear below were nominated for this one Director & Vice President position prior to this meeting. If you wish to nominate yourself or another WHOA member for this position, you may hand-write your name or the name of another WHOA member into the blank candidate space provided below. You may vote for only one of the candidates listed below. If you vote for more than one candidate listed below, your ballot will be invalid (and, therefore, disregarded) with respect to this section. Mark a cross ("X") or checkmark in the box to the left of the name of the only one candidate for whom you wish to vote.

Candidates (as of 11/15/23)

☐ Lawson, Jerod ☐ _____

(Continued on the backside)

Section 3 - Director & Secretary Position**Additional Instructions**

The candidates whose names appear below were nominated for this one Director & Secretary position prior to this meeting. If you wish to nominate yourself or another WHOA member for this position, you may hand-write your name or the name of another WHOA member into the blank candidate space provided below. You may vote for only one of the candidates listed below. If you vote for more than one candidate listed below, your ballot will be invalid (and, therefore, disregarded) with respect to this section. Mark a cross ("X") or checkmark in the box to the left of the name of the only one candidate for whom you wish to vote.

Candidates (as of 11/15/23)

☐ Tropf, Brandi ☐ _____

Section 4 - Director & Treasurer Position**Additional Instructions**

The candidates whose names appear below were nominated for this one Director & Treasurer position prior to this meeting. If you wish to nominate yourself or another WHOA member for this position, you may hand-write your name or the name of another WHOA member into the blank candidate space provided below. You may vote for only one of the candidates listed below. If you vote for more than one candidate listed below, your ballot will be invalid (and, therefore, disregarded) with respect to this section. Mark a cross ("X") or checkmark in the box to the left of the name of the only one candidate for whom you wish to vote.

Candidates (as of 11/15/23)

☐ _____

Section 5 - Additional Director Positions**Additional Instructions**

The candidates whose names appear below were nominated for these seven additional Director positions prior to this meeting. If you wish to nominate yourself or another WHOA member for any of these seven positions, you may hand-write your name or the name of one or more other WHOA member(s) into the blank candidate space(s) provided below. You may vote for up to seven of the candidates listed below. If you vote for more than seven candidates listed below, your ballot will be invalid (and, therefore, disregarded) with respect to this section. Mark a cross ("X") or checkmark in the box to the left of the name(s) of the up to seven candidates for whom you wish to vote.

Candidates (as of 11/15/23)

☐ Brown, Art ☐ Crawford, Shelly ☐ Ginther, Donna ☐ Hastings, Cody

☐ Jones, Lynette ☐ Tarantino, Tonya ☐ Tolbert, Kevin ☐ Willis, Karen

☐ _____ ☐ _____ ☐ _____

☐ _____ ☐ _____ ☐ _____


Section 6 – Proposed 2024 Budget

Do you approve of the presented 2024 Proposed Budget? Mark a cross ("X") or checkmark in ONE box: ☐ Yes ☐ No

Signed: _____
Eligible Voting Member


Printed Signatory's Name

Printed Paid WHOA Membership Property Address



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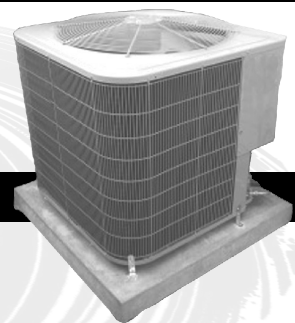
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Wedgefield Yards of the Month

Our Yard of the Month season has come to an end. We have heard some questions about the judging process, so I thought I would take a little time and update those of you newer to Wedgefield.

Years ago, this was started to acknowledge one special home that takes the extra time on their yard. The owner gave a short interview, a sign was put in the yard for a month, and a picture was put in the newsletter. Then came Covid and the process evolved into our current routine.

Since most people want to keep their distance, we drive around and pick out the homes that put in extra effort, without personal contact. We have divided Wedgefield into 8 sections for judging, based on the size and distance. There are 5 sections in the Estates, 2 in the City and 1 in the Reserve. These sections are rotated every year so no section gets the prime spring months every year. Some of the things we look for are color, neatness, sometimes whimsy, that one thing that makes a yard stand out that particular month.

One year after the hurricane, all the yards were torn up. But one man stood out. He had cleaned up his yard, was helping his neighbors remove all their debris and deserved special recognition!

So, if you see a car full of ladies driving around slowly the first week of the month next spring, trying to find address numbers, it will most likely be the Yard of the Month (YOM). - Kathy Bruce



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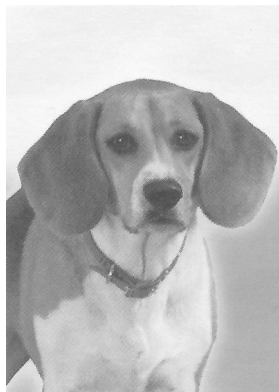
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Firewise.org

JOIN US FOR AN OPEN HOUSE AT OUR WEDGEFIELD FIRE STATION!

December 2nd from 11:00 AM to 2:00 PM, 3202 Babbit Avenue

Wedgefield Firewise invites you to bring the family and join us for an open house at our Wedgefield Fire Station. This is a just a sample of the fun and activities offered:

- Meet your local firefighters
- Learn about the fire trucks and equipment
- Enjoy the bounce house
- Smokey Bear will be there!
- Firewise will be on hand to answer your questions
- Blood pressure checks
- Learn to use a fire extinguisher
- Enjoy hot dogs, popcorn, and cookies

Join us at the next Wedgefield Firewise Meeting:
December 12th, 2PM RDD office (19950 Nugent St)

Adopt A Fire Station 2023

It is time to show our first responders how much we appreciate them. For eleven years, residents of Wedgefield have come together to "Adopt Our Fire Station" at Christmas time. It is a way of thanking the men and women who work daily to protect our families and homes. It started when our station was small with one truck and a small crew to support our community. It was a concept of our "Red Hat Ladies". Over the years others have joined them in this fun event to make it a huge success. Our station has grown and now has a fire truck, a tanker truck, a woods truck, and a rescue vehicle with three teams of seven personnel each to support the mission. They gladly attend our events in the neighborhood, hold open house in December so that the children in the community can meet Santa and are always there to help in numerous ways.

We will deliver our Christmas feast Christmas Eve morning at 10:00 a.m. This way we provide a special meal to the team of seven who have duty that day and the team of seven that relieve them and have duty Christmas Day. In the past, our residents have provided a turkey, a ham, and various vegetables, potatoes, and other special goodies. We hope to do the same this year. We will try to coordinate so we do not end up with seven green bean casseroles or six pumpkin pies. **If you are interested in joining this wonderful activity please contact Teri Caldwell at 386-295-1668 (Cootienurse386@aol.com) or Claudia Finehout at 407-221-3681 (CFinehout@aol.com).** Cash donations are welcome too as we ask the first responders what they need for the station to make their time on duty a little easier and buy them something to further thank them. Last year we were able to get them a Blackstone grill, accessories to go with it and Publix gift cards to buy groceries to cook on it, thanks to all of you. They have passed on to the community that they are very appreciative of that gesture and it has helped make their time at the fire station more comfortable. **Let's make this a huge "Thank You" to our outstanding Protectors.**

PLURIS WATER PURCHASE UPDATE

By Sheila Mayhew

A **PLURIS WATER** Update meeting was held on Wednesday, November 8, 2023 at the Wedgefield School Cafeteria. Tim Armstrong presented what OCU will be doing over the next several weeks, beginning on Tuesday, November 14th. During this time, OCU will be conducting inspections of the property, manholes, fill stations and assessing the data collected. Once this is completed, then Tim will present the information to the mayor and commissioners. In addition, he will most likely have another meeting to update the community.

PLURIS WATER is moving forward with requesting an interim price increase that could take effect as early as sometime in December. They will also be asking for another price increase that could take effect sometime next summer. **If these increases are approved by the Public Service Commission, then an average water bill using 5,000 gallons/month will cost a family approximately \$228.**

All Wedgefield residents are highly encouraged to please contact the Public Service Commission(PSC) and voice your opinion with regards to this increase. The Public Service Commission can be reached at 1-800-342-3552 or can be emailed at contact@psc.state.fl.us.

In the meantime, we can do the following to show we are supporting the project:

1. Email or call the mayor's and commissioners' offices (please email Sheila Mayhew at sheilamayhew@bellsouth.net for the information)
2. Talk to your neighbors and let them know what is going on and how they can help.
- 3.. Post on Facebook, NextDoor and other social media, making residents aware.
4. Rally community support-Commissioner Bonilla has formed a committee of volunteers to help with this. If interested, please contact me.
5. Stay informed and updated on the current situation

I will be in contact with Commissioner Bonilla's office to find out what we are planning to do to rally the support of the community. Once I find out any information, it will be posted on Nextdoor and Facebook. If anyone missed the meeting and would like a copy of the Powerpoint presentation or if you have questions or concerns, please email sheilamayhew@bellsouth.net.

Thank you,
Sheila Mayhew



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**The Wedgefield NHW is strictly watch and report.
No pursuit, No patrol, No confrontation -
JUST WATCH & REPORT.**

During the month of OCTOBER to the present date of NOVEMBER 10, 2023 we have no property crimes based on Orange County Sheriff's web site because it has been down for several months.

I received 7 phone calls 3 dealt with vehicles being stolen, one each on Maxim, Abalone, and Melville. The remaining 3 dealt with auto burglaries, one each on Maxim, Abby, and Babbitt. The last call dealt with a home being damaged by 3 teens on a golf cart and that was again on Babbitt and with the timing it may have been the auto burglary suspects fleeing the scene.

On a different note this is the time of year where we will start to see solicitors or suspicious individuals claiming a need for money to transport an ill relative or a plea for help when no emergency exists. Remember anyone needing help after hours is best served by OCSO. And do remember we never open the door to anyone that we do not know or do not want to talk with. But we make sure they know you are there by saying you are calling OCSO to help or something similar.

AGAIN SPECIAL THANKS to Denise Grage our NEW NHW Coordinator for assuming the responsibility along with keeping our NHW Facebook page neighborly. - Phil Unser

To report a crime in progress, fire or medical emergency: Dial 911. To report suspicious activity or a crime committed: Dial 407-836-HELP (4357). After dialing the appropriate OCSO Number, call PHIL UNSER at 407-679-6644 (24hrs).

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Vote 12/14/23!

**This is a critical HOA
Board election. YOU
decide, by who you vote
for, if rules remain or if
they will go away.**

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WEDGE BAR & GRILLE INFORMATION

BAR & GRILLE HOURS: MO 4-9P, TU-WE 4-8P, TH-SU 11A-8P

[Close times vary between 8P to 11P, based on customer business levels]

Entertainment every Friday starting at 7 or 8PM*

*See wedgefieldhomeowners.com/events OR facebook.com/WedgefieldGolfClubandRestaurant for more specifics about the entertainment and events happening here all week long...

BINGO

Mondays @ 6:30pm



Bring your family and friends!

A sheet has 3 plays on it. 5 games, cash prizes.
Sheet price by game: G1: \$1, G2&G4: 2 for \$3,
G3: 3 for \$5, G5: 3 for \$5. Dauber for sale \$3.

FOOD TRUCKS

EVERY TUESDAY at the CLUBHOUSE

4:30-7:30pm

**Clubhouse Bar and Kitchen
are open.**



PUBLIC GOLF RATES

Rates Including Cart	18H	9H
MO-FR until 1P	\$40	\$25
MO-FR after 1P	\$35	\$25
SA-SU until 1P	\$49	\$30
SA-SU after 1P	\$44	\$30

GOLF MEMBERSHIPS

Individual:	\$305.00 per month incl. tax
Couple:	\$445.00 per month incl. tax
Family:	\$500.00 per month incl. tax

Includes: · Preferred Carts and Tee Times
· Green and Cart Fees · Range Balls
10% off at the Pro Shop

Proposed 2024 Wedgefield HOA Budget, to be voted on at annual meeting 12/14/23

Assuming 200 members @ \$50 each	Oct YTD 23	Avg/mo	Avg Budget/mo	2024 Budget	
Income					
Interest	1.90	0.19	0.20	2.40	
Revenue					
50/50	143.00	14.30	25.00	300.00	Assumed raffle would pay for gift card
ACC	31,590.00	3,159.00	1,500.00	18,000.00	5/month
CERT Donations	(2,130.85)				CERT funds moved to Nolan/Unsurers in 2023
Estoppel	25,867.00	2,586.70	1,550.00	18,600.00	10/month
Event Income	795.50			400.00	Donations/Income for park rental & event exp
Front Entrance	1,060.00	106.00		1,000.00	From membership donations
Membership HOA	22,762.32	2,276.23		10,000.00	Assumes 200 members @ \$50
Newsletter Donations	75.00				From membership donations
Newsletter-Advertising	33,711.18	3,371.12	2,974.00	35,688.00	Current ad mix, if Newsletter continues
Paypal Income/Stripe Fee	1,300.96	130.10		800.00	\$4/membership
Total Income	115,176.01	11,643.64	7,065.87	84,790.40	
Expenses				-	
Accounting & Acctg Software					
Expense	1,937.21	193.72	90.00	1,080.00	QB Online at retail
Awards	300.00				None projected (2023 was for long-time Board)
Bank Charges & Fees	216.24			140.00	QB fees for ad payments
Entrance Maintenance	1,750.00	175.00	150.00	1,800.00	No changing out of plants
Entrance Repairs	778.42	77.84	75.00	900.00	
Front Entrance Utilities	395.71	39.57	40.00	480.00	
Insurance	7,408.00			8,770.00	2023 actual
Legal & Professional Services	4,821.50	482.15	450.00	5,400.00	
Meals & Entertainment	75.86				
Meeting Expense	429.98	43.00	25.00	300.00	See 50/50
Membership Signs	639.00			-	Enough for several years purchased in 2023
Office Supplies & Software	1,685.17	168.52	150.00	1,800.00	
Park Rental	125.00			250.00	See Event income
PayPal Fees	2,944.47	294.45	155.33	1,864.00	
Revitalization Legal Fees	18,150.00	1,815.00	1,333.33	16,000.00	Assumes Londrigan case resolved by August '24
Storage Unit	1,717.84			-	Multiple years prepaid in 2023
Taxes & Licenses	61.25			65.00	Sunbiz
Travel	410.93				
WEBSITE	2,093.63	209.36	200.00	2,400.00	Kelly did a lot for free that now will need pmnts
Wedgefield Community News				-	
Newsletter Graphic Design	3,808.63	380.86	400.00	4,800.00	Kelly did a lot for free that now will need pmnts
Newsletter Mailing	8,810.42	881.04	890.00	10,680.00	Current rate, if Newsletter continues
Newsletter Printing	25,298.80	2,529.88	2,225.00	26,700.00	Current rate, if Newsletter continues
Total Wedgefield Community News	37,917.85	3,791.79	3,515.00	42,180.00	
WHOA2 EVENTS	519.45	51.95		150.00	See Event income
Total Expenses	84,377.51	7,342.34	6,964.92	83,579.00	
Net Income	30,798.50	4,301.30	100.95	1,211.40	

NEWS AND VIEWS ON HEALTH & LIFE INSURANCE – DECEMBER 2023**1. Update and Covid-19, the Flu and RSV.**

- a. Vaccinations are available at the pharmacies and local doctors' offices.
- b. The CDC advises that people at high risk should consult with their providers regarding vaccinations.
- c. The peak of virus infections continues through the first quarter 2024.

2. How long would you like to live by Dr. Chris Rao?

- a. Our bodies naturally age with wrinkles, gray hair, decreased energy levels and reduced mobility.
- b. Adopt natural approaches to fighting aging through healthy eating choices.
- c. Eat foods rich in antioxidants to fight aging caused by free radicals and inflammation.
- d. Adopt a Mediterranean-style diet of fruits, vegetables, whole grains, lean proteins and healthy fats.
- e. Avoid heavily processed foods.
- f. Regular physical activity of at least 150 minutes of aerobic activity like walking, cycling or swimming per week.
- g. Regular physical activity boosts cardiovascular health.
- h. Strength training two or more days weekly maintains muscle mass, bone density and overall strength.
- i. Avoid prolonged periods of sitting. Drink enough water to stay hydrated to support your body's functions.
- j. Embracing a path toward our desire to extend our lives and improve our quality of life is everyone's goal.

3. Open Enrollment:

- a. Medicare AEP 10/15 to 12/07 for effective 01/01/2024.
- b. Medicare OEP 01/01/2024 to 03/31/2024 for plan changes.
- c. U65 Open enrollment 11/01-12/15 for effective 01/01/24.
- d. U65 Open enrollment 12/16-01/15/2024 for effective 02/01/2024.
- e. There are special elections and qualifying events through out the year that permit plan changes.
- f. Insurance agents are paid directly by the insurance carrier, enrolling direct without an agent will not save money. Consumers should seek the advice of a trusted agent to help navigate through the decision-making process in selecting the most suitable plan to meet their needs.

A complementary consultation on matters of Medicare, Health and Life Insurance is available.

Thomas Walyus, Licensed Agent, 407-766-4780; email: twalyus@murrayins.net

Tommy Walyus, Licensed Agent, 407-716-9771; email: tjwalyus@murrayins.net



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To avoid possible late enrollment penalties,
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Dear Neighbor,

Your Initial Enrollment Period (IEP) ends more quickly than you might think. Depending on your situation, you may have to pay a Medicare late enrollment penalty if you don't enroll during your IEP. Stick with the name you trust, and let us help you avoid possible penalties and guide you through your transition to Florida Blue Medicare.

Our agents are standing by to answer your Medicare questions and help you enroll.

Our plans feature the benefits you want at a cost you can afford:

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Wedgefield resident for over 30 years

Wedgefield Partial Rules Brief (Revised 9/15/23)

This partial, simplified list of rules has been in effect since 2002 and is applicable to all of Wedgefield (except for the Reserve, which has its own HOA), even if not a member of the HOA. See wedgefieldhomeowners.com/codes-covenants-declarations/, library.municode.com/fl/orange_county/codes/code_of_ordinances, and wedgefieldhomeowners.com/architecturalreview for more information. **OC= Orange County**, where referenced.

* **An asterisk** means there is a proposed amendment modifying the rule coming up for vote.

CITY & ESTATES: These apply to all properties in the City (under 1 Acre lots) and Estates (~1 Acre+ lots)

- Lots can have only one single family residence except for those platted for duplexes*
- Most changes to lots/homes require HOA arch. review prior to any work commencing
- Accessory buildings, sheds, and other structures must complement the primary home
- All motorized vehicles on streets must be properly licensed/OC registered/street legal
- Motorized vehicles can only be driven on streets, not pathways or unpaved areas
- No junk, abandoned, or unlicensed/unregistered vehicles can be on any lot or street
- No short-term rentals under 180 days (i.e. AirBNBs, VRBO, tenant rentals - OC Code)*
- No fences can be in disrepair, and fences require an OC permit and HOA arch. review
- Golf Course and Water Frontage lot fences: More restrictions than the rest of Wedgefield
- No large vehicles over 3T can be on a property except during delivery and construction
- *Only* Passenger cars/trucks can be in front of the front line of the house, on a driveway
- Recreational equipment can only be parked in a driveway 72 hours in a 30-day period
- No parking on and around medians at any time; parking is limited to driveways
- No parking of any vehicles on lawns (except for special gatherings lasting a few hours)
- Recreational equipment must be stored on concrete behind the home's front wall line*
- No bodywork/painting anywhere on lots or streets; no boat or trailer repairs/restoration
- No parking or storage of any vehicles or recreational equipment on vacant lots
- No junk/trash/debris/non-living plant material allowed on lots (HOA and OC Code)
- No burning of combustible materials without written approval of the HOA
- Stow garbage containers within 24 hours of collection out of sight-lines of streets
- There are restrictions on what signs you can display on your lots (see covenants)
- All homes must be site-built (no mobile, modular, manufactured, kit, tiny homes, etc.)
- No noise, odor, or other nuisance can be caused by a lot owner. OC Quiet hours 10P-7A
- No grass or weeds in excess of 18" high (OC Code)
- RVs and 24'+ boats require OC permit, must be in *back* yard (OC) on hard surface (HOA)
- OC requires that RVs and boats stored be registered to the property owner where stored
- OC requires permits for exterior and interior construction, to ensure meets Building Code
- OC requires use permits to ensure activities match zoning and do not cause a nuisance
- OC requires structures to be safe: i.e., swimming pools, homes, roofs, plumbing

CITY ONLY

- Fences must be behind the front line of the house, 6 feet or less high; no chain link
- No animals except for cats, dogs, and generally accepted household pets*
- All lots must have sidewalks and a concrete driveway constructed with the home*

ESTATES ONLY

- Detached garages (vs. accessory buildings) must match the home (colors & materials)
- Fences can be on perimeter of the lot, 6 feet high or less; no chain link on street sides
- No animals except for cats, dogs, horses (limited), and gen. accepted household pets*
- Access gates must be at least 15' width and 14' height clearance for emergency vehicles

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One free listing is available to paid WHOA members and affiliate members only. Categories and listings are arranged alphabetically by the first letter.

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