

Wellington Park HOA Board Meeting Minutes 11/01/2021

Location: Clubhouse

Time: 6:05PM

I. Call To Order

- A. President - Nora Roehm
- B. Vice Presidents - Bailey Barretto; Chris Franchi
- C. Treasurer - Lynn Yanyo
- D. Secretary - Adam Powell
- E. Member at Large - Richard Raymond
- F. Community Manager- Amy Johnson

II. Approval of last meeting's minutes

- A. Found here: [HOA Minutes 10/04/21](#)
 - i. Nora makes motion to pass October Minutes
 - 1. All members vote in favor

III. Budgetary Discussion/Planning

- A. Preparation for budget meeting in December
 - i. Budget mention in December Newsletter
 - ii. All members approve of budget proposal

IV. October Clubhouse Inspection Report

- A. Foundational support and Crawlspace inspection
 - i. Amy will get quotes for repair from 3 companies for foundation repair
- B. Decided to hold off on exterior painting for the time being
- C. Amy will request updated pricing for deck repairs
- D. Lynn will inquire with Fred to see if he knows where the water shutoff is
- E. Oven/range should be secured to the wall, community repair
- F. Test dishwasher as inspector believed it was not working
- G. Discussed adding circuit breaker to existing electrical supply.

V. Clubhouse Internet

- A. Discussion of options

- i. Lynn will connect with Fred to look into the option of establishing new account with Bell South; 200x10Mbps + Static IP for the \$119.98/month (plus a \$99.00 installation fee from Spectrum for dispatching)

VI. November Community Work Day

- A. Social Committee is making plans for a community workday for neighborhood clean-up/maintenance projects

VII. Tennis Court Line Painting

- A. Private purchase of line-painting machine by community member

VIII. Committee Reports/Updates

- A. Pond Committee
 - i. Engineer company will start evaluations for dredging this week
- B. Social Committee
 - i. Santa pictures were a hit!
 - ii. Halloween contest winners will be announced
 - iii. December holiday lights contest planned
- C. New Homeowner Committee
 - i. 3 new homeowners
- D. ARC Committee
 - i. Will remove from future agendas
- E. Pool Committee
 - i. No updates
- F. Tennis Committee
 - i. No updates

IX. Old Business

- A. Thurston/Wellingborough Rezoning
 - i. Discussion of owner re-applying for rezoning
- B. Street parking
 - i. Will remove from future agendas

X. Homeowner Forum

- A. New home owners present. Introduced to neighborhood and board. No questions at this time.

XI. Adjournment

- A. Adjourned at 7:20PM

