

Wellington Park HOA Board Meeting

Minutes 01/03/2022

Location: Virtual (Zoom)

Time: 6:03PM

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 (absent)

II. Approval of last meeting's minutes

- A. Found here: [HOA Minutes 12/6/21](#)
 - i. Bailey makes motion to pass 12/6/21 minutes
 - 1. Nora seconds motion
 - o All members vote in favor

III. Clubhouse Repair Quotes

- A. Status of additional quotes
 - i. No additional quotes from Amy. Pending response.

IV. Tennis Court Net Replacement

- A. Nets were received. Will be installed this week.

V. Committee Reports/Updates

- A. Pond Committee
 - i. Bass Engineering has indicated that there are delays with the plans; issues with permitting with TOC. More information is coming soon.
- B. Social Committee
 - i. Holiday light competition completed
 - ii. "Gal-entines" social in Feb pending
- C. New Homeowner Committee
 - i. 1 home sold in November
- D. Pool Committee

- i. Pool committee will discuss security options and have a proposal for the board next meeting.
- E. Tennis Committee
 - i.

VI. Old Business

- A. Clubhouse Internet
 - i. Pending follow-up from Lynn
- B. Deck Pricing
 - i. Pending updated pricing from Amy
- C. Geese Chasers
 - i. Hired throughout January to control group of geese behind the clubhouse. Board will regroup to see if continued service is needed in February.
- D. Pool Service Contract Renewal
 - i. Discussion with members absent in the previous meeting regarding decision on pool service contract renewal for 2022

VII. New Business

- A. Email from homeowner regarding cracks in clubhouse parking lot.
 - i. Board will look at cracking and discuss next meeting
- B. Homeowner wrote to the board to express gratitude for their work throughout the past year!
- C. Annual Meeting Discussion for March
 - i. Ideas for annual meeting:
 - 1. Food Truck
 - 2. Early start
 - 3. Have the annual meeting proceeding the swim team meeting

VIII. Homeowner Forum

- A. 5 homeowners present
 - i. Discussion regarding 1/3/22 storm and area flooding
 - 1. Homeowner will provide the board with video documentation of excessive water and silt coming from new development properties off of Stephens Dr. Board will bring concerns to TOC
 - ii. Discussion of Wellingborough corner lot with homeowners

IX. Adjournment

- A. Adjourned at 7:34PM