

Wellington Park HOA Board Meeting

Minutes 02/07/2022

Location: Virtual (Zoom)

Time: 6:00pm

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 01/03/22](#)
 - i. Nora makes motion to pass 1/3/22 minutes
 - 1. Adam seconds motion
 - o All members vote in favor

III. January Financial Reports

- A. Discussion of new format of reports
- B. Discussion of Sentry Portal
 - i. Discussion with difficulty of ease of use of portal
- C. No questions from board members on Financials

IV. Clubhouse Repair Quotes

- A. Status/review of additional quotes
 - i. Three quotes received
 - 1. Onofrio Construction
 - 2. Regional Water Proofing
 - 3. Tarheel Basement
 - ii. Pending one additional quote from Amy

V. Pool Clubhouse Security/Surveillance System

- A. Discussion of options for different system capabilities
- B. Pool committee provided a detailed report to the board outlining different options in scope and price.

- i. Lynn makes a motion to recommend to the pool committee to get 2 more quotes for full new security system installation
 - 1. Chris seconds the motion
 - o All members vote in favor

VI. Committee Reports/Updates

- A. Pond Committee
 - i. Bass Engineering has finished their report. Committee is getting additional information missing from the report. Once complete, will send to TOC for permitting
- B. Social Committee
 - i. Next event will likely be the Easter Egg hunt
- C. New Homeowner Committee
 - i. No new homeowners for January
- D. Pool Committee
 - i. No new items to report
- E. Tennis Committee
 - i. New nets have been installed

VII. Old Business

- A. Clubhouse Internet
 - i. Pending follow-up from Lynn
- B. Deck Pricing
 - i. Pending updated pricing from Amy
 - 1. Expecting pricing update mid-February
- C. Geese Chasers
 - i. Vote on contract renewal
 - 1. Lynn received quote for full calendar year
 - 2. Lynn will go back and request a quote for services through the end of May, and quotes for additional services if needed.
 - 3. Board will hold contract renewal vote until additional quotes are received

VIII. Additional New Business

- A. Many homes need power washing
 - i. Nora will put a reminder in the next newsletter regarding power washing in the Spring.
- B. Annual Meeting Notice
 - i. Amy will prepare to send out notice of annual meeting to homeowners; including financial reports for 2021.

IX. Homeowner Forum

- A. Discussion of Wellingborough property with home owner

X. Adjournment

- A. Adjourned at 7:20pm