

Wellington Park HOA Board Meeting

Minutes 03/07/2022

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 02/07/22](#)
 - i. Lynn Motions to approve 2/7/22 Minutes
 - 1. Bailey Seconds motion
 - o All members vote in favor

III. Pool Clubhouse Security/Surveillance System

- A. Doug Chute and Dean Hall from Vector Security to attend meeting to discuss their quote for security system
 - i. Reps gave an overview of their system and quote and answered questions asked by the board

IV. Clubhouse Repair

- A. Decide on crawl space contractor based on quotes
 - i. Chris makes a motion to move forward on contract with Onofrio Construction for crawl space and foundational repairs for estimate of \$14,455.00
 - 1. Rich Seconds motion
 - o All members vote in favor
- B. Decide on hiring a structural engineer
 - i. No structural engineer with Onofrio Construction

V. Annual HOA meeting schedule

- A. Draft annual HOA Report
 - i. Board will send ideas for annual report to Nora

VI. Committee Reports/Updates

- A. Pond Committee
- B. Social Committee
 - i. Blood Drive
 - ii. Easter Egg hunt
 - iii. Movie at the pool first week of opening
- C. New Homeowner Committee
 - i. 2 new homeowners
- D. Pool Committee
 - i. Preparing for opening
 - ii. Update to the rules due to lack of attendant
- E. Tennis Committee
 - i. Suggestions for updating tennis courts

VII. Old Business

- A. Clubhouse Internet
 - i. Postponed until next month
- B. Deck Pricing
 - i. Bailey reached out to Amy for update on when The Service Group will begin work
- C. RV lot lighting
 - i. Adam to look into putting up lights to put in RV lot
- D. Neighborhood Sign
 - i. Chris to look into putting up sign at back of neighborhood

VIII. Additional New Business

- A. No new business

IX. Homeowner Forum

- A. No homeowners present

X. Adjournment

- A. Adjourned at 7:13PM