

# Wellington Park HOA Board Meeting

## Minutes 04/04/2022

Location: Clubhouse

Time: 6:06pm

### 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 03/07/22](#)
  - i. Nora makes a motion to pass the March Meeting Minutes
    - 1. Rich seconds the motion
    - 2. All vote in favor; motion passes

### III. Old Business

- A. Pool Clubhouse Decking Renovation Progress
  - i. Renovation currently in progress; joists replaced
  - ii. Entrance to the clubhouse door completed
  - iii. Discussion about the coloring
  - iv. Nora to call contractor and discuss posts, joists, clearing of trash under decking
- B. Pool Clubhouse Security/Surveillance System
  - i. Nora has signed the contract as of 4/4/22.
- C. Clubhouse crawl space foundational repairs
  - i. Nora to discuss next steps with Amy
- D. Clubhouse Internet
  - i. No updates; Tabled for now
- E. Neighborhood Sign at back entrance
  - i. Chris to follow up with permitting/inspection contacts with TOC
  - ii. HOA will have to modify signage plan
  - iii. Discussion of possible locations of sign placement
  - iv. Chris to measure area off of Catherwood to see how much area for a sign we have to work with

- F. RV Lot lighting
  - i. Adam is working on solar lighting solution
  - ii. Discussion about the new security system begin tied into monitor the RV lot
    - 1. Lynn to have Fred inquire about the possibility of security camera in the RV lot

#### **IV. Review Process for reviews and approvals outside of set meetings**

- A. Discussion of prioritizing and responding to urgent issues

#### **V. 0 Wellingborough Land / Bashir Mohsen**

- A. Updates from Carissa Matton
  - i. Discussion regarding property issues and requesting owner to maintain the land

#### **VI. Wellingborough Median Maintenance**

- A. Weeds in the median strip. What to do with that area? Who will maintain it?
  - i. Chris to spray weeds

#### **VII. Stormwater monitoring post near Benedum.**

- A. [TOC Stream Flood Monitoring](#)
  - i. Adam to contact TOC and get more information regarding the new flood monitoring systems; Will see if we can make a request for monitoring of a specific problem area (0 Wellingborough)

#### **VIII. Blood Drive**

- A. Concern about Blood Connection
  - i. Multiple complaints from homeowners regarding the waits for appointments and attitude of the staff. Board will review during next drive.

#### **IX. Corporate Rental Properties**

- A. Evaluate concern for [increase in corporate rental property purchases](#) in the area
- B. How many properties in WP are corporate rentals
- C. Discuss potential actions the HOA could take, if action is deemed necessary

#### **X. Additional New Business**

- A. No additional new business

#### **XI. Committee Reports/Updates**

- A. Pond Committee
  - i. Committee met with the engineer; bathometry survey for the whole pond (comparison of depth prior to and after dredging) was in the proposal, however

the engineer states they do not have the capability. Concern for where the data for this information is coming from.

- ii. Committee to go back to engineer and address concerns of the scope of work in the proposal
  - iii. Committee to look at 0 Wellingborough deed access for larger pond; will go to TOC to verify
- 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 in February
- D. Pool Committee
- i. Continuing to get ready for the season
- E. Tennis Committee
- i. No additional updates

## **XII. Homeowner Forum**

- A. Resident Inquiries
- i. Home owner asked if homeowners can get a link to look at pool cameras to see how busy it is.
    - 1. Board discussed and decided security camera access would be limited only to authorized personnel
  - ii. Home owner proposed signage for contact information available in the pool
    - 1. Board agreed to discuss
  - iii. Home owner asked if the tennis courts can be power washed, relined & fixed.
    - 1. Board agreed to discuss power washing the court

## **XIII. Adjournment**

- A. Adjourned at 7:50pm