

Wellington Park HOA Board Meeting

Minutes 06/06/2022

Location: Clubhouse

Time: 6:00

I. Call To Order: 6:06PM

- A. President - Nora Roehm
- B. Vice Presidents - Bailey Barretto; Chris Franchi
- C. Treasurer - Lynn Yanyo (absent)
- 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: [05/02/2022 Meeting Minutes](#)
 - i. Nora makes a motion to approve May meeting minutes
 - 1. Bailey seconds motion
 - 2. All vote in favor
 - 3. May meeting minutes pass

III. Old Business

- A. Pool Clubhouse Decking Renovation Progress
 - i. Completed; vendor paid
- B. Clubhouse Wifi
 - i. Completed
- C. Pool Clubhouse Security/Surveillance System
- D. Clubhouse crawl space foundational repairs / Engineer
 - i. Engineer report for the crawlspace sent to Onifrio Construction; Contractor will verify report and notify community manager regarding quote accuracy.
- E. Neighborhood Sign at back entrance
 - i. TOC states it will not be allowed in right of way off of Forest Park loop
- F. 0 Wellingborough Land / Bashir Mohsen
 - i. Property owner had survey completed.
- G. Fallen tree in big pond
 - i. No updates
 - ii. Adam proposes we send a violation letter to remove the tree on homeowners property

1. Bailey seconds motion
2. All members vote in favor

IV. New Business

A. Pool Duties

- i. Lights are left on, umbrellas are left up at end of day
- ii. Fred to purchase motion sensors for bathroom lights
- iii. Discussion about exterior door
 1. Discussion regarding self-closing door to bathrooms to address problem of door left open at night; use of remote lock system for exterior door to monitor if left open.
 - Bailey makes a motion to install autolocking device on pool door to clubhouse for ease of use to the bathrooms for \$200.00
 - i. Nora seconds the motion
 - ii. All vote in favor
 1. Adam to lead effort in purchase in autolock

B. Wellingborough Median Maintenance

- i. Nora to ask landscaping company for estimate of maintaining the median
- ii. Nora to call for volunteers for landscaping committee in next newsletter

C. H Which Porterty

- i. Discussion regarding adverse possession
- ii. Amy to verify contact information; will notify the property owner regarding lack of maintenance. If property is not maintained, the board will present the issue to ToC.

D. Forest Park request to join Wellington HOA

- i. One homeowner contacted HOA requesting buy-in to use facility
- ii. Board discussed potential obstacles and benefits of granting pool use through guest access.

E. Tree Trimming Needs

- i. Nora has contacted vendor to trim trees

F. Geese Chasers Contract

- i. No action at this time to renew contract

V. Additional New Business

- A. Kiddie Pool Inspection progress
 - i. Nora will email Micheal to see if there is information on inspection date
- B. Amy transitioning to backup manager; Emily to take over primary management for Sentry
- C. Violations
 - i. Discussion regarding delinquent dues

VI. Committee Reports/Updates

- A. Pond Committee
 - i. Kris Bass Engineering has survey; update expected within a few weeks
 - ii. Execution of dredging expected to be in the fall
 - iii. Big pond overflowing issue into community park. Last big rain moved rocks causing a backup of flow. Committee has been in contact with ToC; town states they will not maintain. Discussion about ownership of the dam.
- B. Social Committee
 - i. 4th of July bike parade; possible fundraiser for swim team
 - ii. Family trivia night
- C. New Homeowner Committee
 - i. 1 new homeowner in May
- D. Pool Committee
 - i. All discussed in new business
- E. Tennis Committee
 - i. No updates

VII. Homeowner Forum

- A. No homeowners present

VIII. Adjournment

- A. Adjourned at 7:47PM