

Wellington Park HOA Board Meeting

Meeting Minutes 07/11/2022

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:08PM

- 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- Emily Northrup (absent)

II. Approval of last meeting's minutes

- A. Found here: [06/06/2022 Meeting Minutes](#)
 - i. Nora makes a motion to pass June Meeting Minutes
 - 1. Richard seconds motion
 - 2. All members vote in favor

III. Old Business

- A. Pool Fence security issues
 - i. 4 inch security spokes to be installed this week
 - ii. Wobbly portion of fence by pergola- Sebastian to take a look and see if it can be secured.
- B. Pool door to clubhouse lock
 - i. Lynn makes a motion to add a deadbolt lock to the interior clubhouse double-door to the bathrooms and keypad seconds to the office with steel plate for security not exceeding \$500.00.
 - 1. Richard seconds the motion
 - 2. All members vote in favor
 - ii. Adam to look at the exterior door lock from the clubhouse to the pool to see if it can be set to unlocked rather than locked at all times.
- C. Clubhouse crawl space foundational repairs / Engineer
 - i. No update from Sentry
- D. Neighborhood Sign at back entrance
 - i. TOC will only allow "feather flag"
 - ii. Chris to get sample of feather flag for board to review

1.

- E. Wellingborough Median Maintenance
 - i. Southern Garden looked at median to add to contract for next year, Nora will bring new estimate to next meetings month
- F. H Which Property
 - i. Tabled
- G. 0 Wellingborough Land / Bashir Mohsen
 - i. No updates
- H. Fallen tree in big pond
 - i. No updates

IV. New Business

- A. TOCPD Clubhouse Break-in Investigation
 - i. Detective Taylor with ToC spoke to resident
 - ii. Board discussed proposed charges and subsequent action
- B. Baby Pool broken motor
 - i. Discussion of different options for the baby pool
 - ii. Bailey to put out survey with different options
- C. Proposal to add camera to front of clubhouse
 - i. Lynn makes a motion to add camera to front of clubhouse for the quoted cost of \$600.00.
 - 1. Richard seconds motion
 - 2. All members vote in favor
- D. Pool committee charter
 - i. Discussion of proposed charter for the Pool Committee
 - ii. Board to draft pool committee charter over the next month. Will review at next monthly meeting.
- E. Cost of increase for USPS
 - i. Discussion
- F. System of reporting for residents
 - i. Nora to put item in newsletter regarding contacting board for emergency needs

V. Additional New Business

- A. Chris to look for non-slip strips for steps for all decking steps

VI. Committee Reports/Updates

- A. Pond Committee
 - i. Board is still waiting on final survey from the engineering company
- B. Social Committee
 - i. Bike parade was a success!

- C. New Homeowner Committee
 - i. Board is still waiting on June reports
- D. Pool Committee
 - i. No additional updates
- E. Tennis Committee
 - i. No updates

VII. Homeowner Forum

- A. Homeowner discussed daycare center possibility at the entrance of the neighborhood
- B. Discussion of water/drainage issues

VIII. Adjournment

- A. Adjourned at 8:00PM