

# 2021 Wellington Park HOA Annual Board Meeting Minutes

Location: Clubhouse

Time: 6:30pm

## **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. Certification of Quorum**

- A. Quorum is certified by Community Manager

## **III. Approval of last meeting's minutes**

- A. Adam Powell motions to approve the 2020 annual meeting minutes
  - i. Bailey Barretto seconds motions
    - 1. All vote in favor

## **IV. President's Report (Nora Roehm)**

- A. 2021 was another year of COVID & Omicron but our residents came together to support each other and continue to build our community. The 2021 Board welcomed Adam Powell as Secretary and Rich Raymond as a member at large and Nora Roehm was re-elected for a second term.
- B. The HOA board continued with contracts for our community management (Sentry), landscaping (Southern Garden), pool maintenance (Pinnacle), pond maintenance (First Line Stormwater Solutions), Insurance (State Farm), Pool phone & wifi (Southeast).
- C. Tennisbloc started providing tennis and pickleball lessons. We get a percentage of the proceeds from the classes they sell. We made \$1,433.62 from the Spring, Summer and Fall 2021 seasons. We are very excited to continue this program for our homeowners. The HOA Board has been investigating the cost of improving the tennis courts.
- D. The covenant updates were finally approved with a 2/3<sup>rd</sup> vote of homeowners.
- E. We were able to open the pool for a regular season thanks to the hard work of Fred Kozlof and the cooperation of our pool going residents.

- F. The Wellington Park Wahoos swim team was able to resume their season in person. The HOA bought a portable sound system to use at the meets.
- G. We had to buy a new motor for the baby pool and fix a hole in the plaster at the bottom of the deep end of the pool.
- H. We replaced the pet station cans throughout the neighborhood with new cans.
- I. Geese Chasers was hired to humanely deal with the problem we had with the invasive Canadian Geese that settled in our ponds. This has helped clean up the sidewalks from feces, restore other wildlife to the ponds and allowed the grass around the ponds to grow back.
- J. We increased our social activities to include outdoor movies at the pool, trivia night, cocktail crawl, Karaoke night, Community Clean Up day, Easter egg hunt, Halloween home decorating contest, pictures with Santa & Holiday light contest,
- K. We hired the Kris Bass Engineering company to draw up a plan for dredging the small & big ponds. The pond committee has done an incredible job working closely together to keep the dredging project moving forward.
- L. We helped advocate for the neighborhood, alongside a group of homeowners, in postponing the rezoning of the parcel of land at 301 Wellingborough. As a result, the Town of Cary agreed to allow time for the parcel to be developed for child care as it was originally designated.
- M. We hosted 2 blood drives with The Blood Connection.
- N. Special thanks to our committees-Pond: Scott Drebitko, Mike Lavallo, Chris Franchi, Greg Wong & Zac Arcaro. Social: Kim Lavallo & Bailey Baretto. Pool: Fred Kozlof & Lynn Yanyo. Tennis: Bailey Barretto & Nora Roehm. New Resident: Nora Roehm
- O. A small group of residents, led by Mike & Kim LaValle, created the Wellington Gardens using land owned by the HOA. They brought this project from an initial idea to fruition in 2021.
- P. Mr. Ghazi steam cleaned the rug in the clubhouse. Fred Kozlof for a variety of jobs at the pool & clubhouse, Tom Wells & Chrisitan Roehm for painting pickleball lines on the tennis court, Tetiana Volkodav's Light Breeze Photography for taking pictures with Santa. Rich Raymond for maintaining the RV lot. Mike & Kim Lavallo for helping to collect covenant votes.

## **V. Financial Report**

- A. Treasurer reviewed the previous year's financial reports
  - i. In the bank at year end there was \$404,422. Delinquency is \$584 and a surplus of \$18,912 in savings.

## **VI. Election of Directors**

- A. President called for any additional nominations from attending home owners
  - i. No nominations made by attending home owners or proxies
    - 1. Nominations were closed by Nora
- B. Nominees were presented (Bailey Barretto, Lynn Yanyo, Chris Franchi)
  - i. All homeowners present vote for re-election of current board members
  - ii. None opposed
  - iii. None withstained

## **VII. Other Business**

- A. Dredging
  - i. Provided overview of the upcoming dredging project of 2 ponds with homeowners (estimated timeframe and cost)
- B. Security system
  - i. Discussed the discontinuing of hiring a pool attendant and the implementation of an improved security system at the pool and clubhouse
- C. Pool decking
  - i. Provided timeframe and estimate of pool and clubhouse decking replacement

## **VIII. Homeowners Forum**

- A. Homeowner had a question regarding the board reaching out to homeowners in the newsletter to ask about connections to getting a daycare
  - i. Nora stated that we will consider adding information in next newsletter
- B. Homeowner thanked the board and the volunteers for their hard work
- C. Homeowner had question regarding the stone around the pond during the dredging
  - i. Chris Franchi stated that the dredging company would likely move stone during dredging and put it back once completed.

## **IX. Adjournment**

- A. Meeting adjourned at 6:59PM