

Annual Meeting Minutes for Wellington Park HOA

December 16, 2019

Call to Order at 6:42pm

Quorum was established with proxies and homeowners in attendance

President's Report given by Dave Mandel- No dues increase, smooth running pool season, tennis courts re-opened, CD maturing this year and looking for increased interest rate to re-invest, website and email blasts done for communication to owners, Fred was big help with pool and minor repairs and saving HOA money, deck repairs were done, new management company- Sentry hired in August, new pool maintenance contractor, covenant proposal still seeking approval votes, town of Cary speed survey done, sidewalks installed at new development/RV parking lot area.

Treasurer's Report given by Fred Kozlof- no major repairs this year, 250K in reserves, pond repairs on hold, 7K ahead this year for 2019, 2020 budget introduced to membership and ratified by those in attendance.

Nominations/Elections- Ruth gave farewell speech and will remain town of Cary liaison for the HOA. Fred, Lynn, Donn, Dave and Ruth positions are up. Fred self-nominated, Nora nominated Lynn, Bailey self-nominated, Vince self-nominated. This would allow the board to be a 5 member with no other nominations. Dave closed nominations. Homeowners present raised hands to vote 4 nominees in to serve on the board.

Owner Forum- ARC guidelines taken down as no history of vote by membership, clarification on sheds being proposed for community which will also help with opening up garages to allow for parking and eliminate on street parking.

Adjourned at 7:06pm