

# WP 2020 Annual HOA Board Meeting

## 03/22/21

Location: Clubhouse Parking Lot

Time: 6:30 pm

- I. Call To Order @ 6:41 PM
  - A. President-Nora Roehm
  - B. Vice President-Chris Franchi
  - C. Secretary - Bailey Barretto
  - D. Treasurer- Lynn Yanyo
  - E. Member at Large - Vince Penrose
  - F. Community Manager - Amy Johnson
- II. Approval of last meeting's minutes
  - A. Minutes were approved unanimously
- III. President's message of initiatives in last year:
  - A. Wellington Park website was set up
  - B. Set up neighborhood email blast through Sentry for official HOA email messages
  - C. Opened the pool during COVID-19
  - D. Updated the clubhouse bathrooms
  - E. Arranged for food trucks to come weekly to clubhouse
  - F. Worked with ToC to fix storage lot
  - G. Replaced valve on small pond in front of neighborhood
  - H. Hired a new pond maintenance company
  - I. Trees were trimmed around tennis court
  - J. Cleaned brick sign markers around neighborhood
  - K. Hosted two blood drives with Blood Connection
  - L. Signed a maintenance contract for clubhouse
  - M. Setup a social committee
  - N. Setup pickleball & tennis lessons
  - O. Continued to collect proposed covenant changes votes
- IV. 2021 New items
  - A. New social events
  - B. Deep end of our pool has a plaster issue
    - i. Have to have it fixed before pool opens
  - C. Baby Pool Discussion
    - i. Fix it or fill it in

- ii. Will send survey on a few items

D. Ponds

- i. Really need dredged
  - 1. Gave shoutout to the pond committee
- ii. Fixed emergency spillway by clubhouse for \$18k

E. Land Parcels Acquisition

- i. 3 small parcels that are not in our ownership, land is not usable, cannot be developed, would not be taxable by HOA
  - 1. Paid \$127 in back taxes to church for a pond parcel of land
  - 2. One parcel is 2 feet up from big pond
  - 3. One parcel is in wooded area from small pond
  - 4. Catherwood parcel is last parcel under the powerlines and the forested area between Catherwood & Benedum owned by HWhich corporation which is now in the hands of son

F. Increased dues by 5%

- i. This was to put money back in the reserve

V. Election of new board members

- A. Richard Raymond
- B. Adam Powell
- C. Nora Roehm
- D. Election of board new board members passed unanimously

VI. Tennis backboard request by homeowner

- A. Board will look into

VII. Questions about Geese

- A. Lynn gave update on the Geese chasers

VIII. Adjournment

- A. 7:46 PM