

# Wellington Park HOA Board Meeting

## Minutes 10/03/2022

Location: Clubhouse

Time: 6:00PM

### I. Call To Order: 6:03PM

- 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: [09/12/22](#)
  - i. Bailey makes motion to approve the September minutes
  - ii. Lynn Seconds the motion
  - iii. All vote in favor; minutes pass

### III. Old Business

- A. Pool security
  - i. Additional camera request
    - 1. Contract for additional camera has been signed. Nora asking for update from Vector on installation
- B. Clubhouse crawl space foundation repair quotes
  - i. Under the House: \$45k
    - 1. Nora makes a motion to go with Under the House quote for \$45k contingent upon
    - 2. warranty for labor
      - Chris seconds motion
      - All vote in favor
      - Nora to ask Emily to get a formal quote from the vendor
    - 3. Carrington: \$50k
- C. Fallen tree in big pond
  - i. No update
- D. Community Resource List

- i. Bailey in the process of building the list based on community recommendations. Will add community resources to the WP website

#### **IV. New Business**

- A. 2023 Budget Discussion
  - i. Meeting to be scheduled with Community Manager at a later date
- B. VOTE on Pinnacle Pool 2023 contract
  - i. Without an attendant- \$19,626.75 up ~\$300 for chemicals (\$19,305 in 2022)
    - 1. Adam makes a motion to approve the 2023 Pinnacle Pool Contract for \$19,626.75 without an attendant
    - 2. Lynn seconds the motion
      - o Nora, Chris, Rich votes in favor
      - o Bailey votes against
      - o Motion passes with a majority
- C. Fire Inspector's report regarding pool deck
  - i. Nora to investigate cost for second gate entrance to the pool to meet inspector's requirements, will get quotes
- D. Fred's Pool Furniture Report
  - i. Lynn to speak with pool committee to get total estimate on cost of pool furniture repair/replacement for 2023 season
- E. Committee Charter Review
  - i. Edits to charter drafts discussed
- F. WP Rental Restrictions
  - i. Board discussed inquiry regarding short-term rental questions. Referred to the covenants. Discussion tabled for homeowner forum. Board will continue discussion

#### **V. Additional New Business**

- A. Little Library has been received! Chris to install.

#### **VI. Committee Reports/Updates**

- A. Pond Committee
  - i. Plans finalized with engineer firm; permitting to start; committee getting dredging quotes.
- B. Social Committee
  - i. Neighborhood garage sale will be Saturday 10/8
  - ii. Haunted trail 10/28
  - iii. Cocktail crawl 10/22
- C. New Homeowner Committee
  - i. No new homeowners

- D. Pool Committee
  - i. Pending estimate for building a deck over the baby pool
  - ii. Community survey on baby pool in February
- E. Tennis Committee
  - i. Pickle-ball lines will be relined.
- F. Landscape Committee
  - i. Committee working on median landscape design
- G. ARC Committee
  - i. 2 Approvals last month

**VII. Homeowner Forum**

- A. Homeowner discussed retention pond water level during hurricane Ian; questions regarding preparation for future storms
- B. Homeowner asked question about due increases

**VIII. Adjournment**

- A. Meeting adjourned at 7:20PM