

Wellington Park HOA Board Meeting

Agenda 12/05/2022

Location: Clubhouse

Time: 6:00PM

I. Call To Order:

- A. President - Nora Roehm
- B. Vice Presidents - Chris Franchi: **Bailey Barretto-absent**
- C. Treasurer - Lynn Yanyo
- D. Secretary - **Adam Powell -absent**
- E. Member at Large - Richard Raymond
- F. Community Manager- Emily Northrup

II. Approval of last meeting's minutes- not approved pending corrections

- A. Found here: [11/07/22](#)

III. Old Business

- A. Clubhouse crawl space foundation repair-
We will be using Under The House. They will be ripping up the flooring but are not responsible for replacing the flooring & carpet materials.
- B. Fire Inspector's report; additional gate needed-
Pye Barker prepares our property for the town's inspection. They keep track of when fire extinguishers need replacing, etc. Board voted to keep using Pye Barker.
- C. Committee Charters-
Charters are on the WP website in Documents section

IV. New Business

- A. 2023 Budget
Reviewed again. Nora made motion to pass 2023 budget. Lynn seconded. All approved.
- B. Geese Issue
Geese are in and out of small pond. Not a big problem. Will re-evaluate in Spring. If dredging project takes place we may not need to Geese Chasers.
- C. Large Pond Issue
Waiting on FrontLine to get valve info and costs
- D. Annual Meeting Prep
March 20. Emily will send out notice & proxy forms 30 days prior. Get candidates info to her by Feb 13.

E. Update HOA Processes

Some of our forms need to be updated. We will work to make them editable on the website.

V. **Additional New Business** - None

VI. **Committee Reports/Updates**

- A. Pond Committee - New valve installation in progress
- B. Social Committee – Holiday Light Contest this month.
- C. New Homeowner Committee – No new homeowners in Nov.
- D. Pool Committee - nothing to report
- E. Tennis Committee – nothing to report
- A. Landscape Committee - median renovation project has been moved to February. Mini library to be installed in February.
- F. ARC Committee – nothing to report

Homeowner Forum

Questions about the pond project and how we are handling the areas not owned by the HOA. Discussion ensued about the details of the project.

Homeowner had an issue with line of sight in neighbor's back yard. Per the revised restrictive covenants back yard structures should go through the ARC process. Sentry will send a notice to the homeowner.

Homeowner came to report bad condition of the tennis courts with standing water, slippery surface. We will look into getting someone to clean it up. We will continue working to raise funds to rehab the surface but will take a year or more unless we can find grants.

VII. **Adjournment at 7:44pm**