

Wellington Park HOA Board Meeting

Minutes 11/07/2022

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:04PM

- A. President - Nora Roehm
- B. Vice Presidents - Bailey Barretto; Chris Franchi
- C. Treasurer - Lynn Yanyo (absent)
- 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: [10/03/22](#)
 - i. Chris makes motion to pass the October minutes
 - 1. Nora seconds the motion
 - 2. All present members vote in favor

III. Old Business

- A. Pool security
 - i. Status of additional camera installation
- B. Clubhouse crawl space foundation repair
 - i. Under the House: \$45k estimate
 - 1. Nora to request Emily to get formal contract to sign with anticipated start date in 2023
- C. Fire Inspector's report; additional gate needed
 - i. Discuss where to put it and vote on spending
- D. Committee Charters
 - i. Bailey to review charters and present finalized editions to the board.

IV. New Business

- A. Review Community Manager's Report
 - i. Discussed crawl space repair quotes
 - ii. Bailey to call Pye Barker to request more information regarding the fire/safety inspection
- B. VOTE: 2023 Budget

- i. Reviewed community manager's worksheet for the budget
 - ii. Board made additional changes to planned budget. Sent to community manager to finalize. Planned for December vote.
- C. Second gate at the pool: where to put it, and vote on spending
 - i. Discussed location of the pool gate; tabled until 2023
- D. Reimbursement process discussion
 - i. Discussion about a formal process for being reimbursed by community manager
 - 1. Tabled for next meeting with Treasurer present
- E. Homeowner dues collection collection policy
 - i. Tabled
- F. Renewal of HVAC service agreement
 - i. Quote from Service Experts obtained by Emily for \$297
 - 1. Nora makes a motion to spend \$297 for the clubhouse HVAC service contract
 - o Bailey seconds the motion
 - o All present members vote in favor
- G. HOA Letterhead
 - i. Chris to send proofs for approval
- H. Baby pool concrete work
 - i. SAM - The Concrete Man estimate \$3,000 for removing baby pool coping and filling with concrete
 - ii. Nora will ask Emily to get more quotes
 - iii. Board will continue to discuss possible solutions for the baby pool

V. Additional New Business

- A. Request for constructing a water cycling system from the pond to the community garden
 - i. Board approves request, sent to community garden group

VI. Committee Reports/Updates

- A. Pond Committee
 - i. Engineer ready to send out for permits; pending approval from H.Which Corp.
- B. Social Committee
 - i. Cocktail crawl had large turnout
 - ii. Haunted trail was a huge success!
- C. New Homeowner Committee
 - i. No new homeowners in September
- D. Pool Committee
 - i. Submitted concrete quote
- E. Tennis Committee
 - i. No updates

- F. Landscape Committee
 - i. Median is the priority; working on design
 - ii. Requesting volunteers the weekends of 11/12 and 11/19
- G. ARC Committee
 - i. No updates

VII. Homeowner Forum

- A. 1 homeowner present
 - i. Discussed concrete filling of the baby pool

VIII. Adjournment

- A. Adjourned at 7:36PM