

# Wellington Park HOA Board Meeting

## Minutes 1/2/2023

Location: Clubhouse

Time: 6:00PM

### **I. Call To Order: 6:04pm**

- A. President - Nora Roehm
- B. Vice Presidents - Bailey Barretto; Chris Franchi (absent)
- 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: [12/05/2022](#)
  - i. Adam makes motion to approve December minutes
  - ii. Nora seconds the notion
  - iii. All present members vote in favor to pass minutes

### **III. Old Business**

- A. Clubhouse crawl space foundation repair
  - i. Pending update from Emily on meeting with Under The House; Nora to follow up and get start-date
- B. Fire Inspector's report; additional gate needed at pool
  - i. Tabled until February HOA meeting
- C. Geese Issue
  - i. More geese have been seen by the small pond (estimated 12)
  - ii. Ongoing monitoring of geese until February meeting
- D. Large Pond Issue
  - i. Valve has been fixed/complete

### **IV. New Business**

- A. Club House and Tennis Court storm damage
  - i. Emily to contact insurance to begin the claim process

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

- A. Vote on approval of 11/07/2022 meeting minutes

- i. Nora makes a motion to pass November meeting minutes
  - ii. Lynn seconds motion
  - iii. All present board members vote in favor; motion passes
- B. Homeowner dues collection policy
  - i. Board discussed collection policy requirements on delinquency days, interest due, intent to lien, and payment plans. Tentative proposal:
    - 1. Payment will be considered late within 30 days; notification letter will be sent.
    - 2. If payment not received within additional 30 days, interest (8%) and late fee will be applied
    - 3. Board to discuss intent to lean based on dollars owed rather than day late if payments are being made with Emily in February.

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

- A. Pond Committee
  - i. Still waiting on the permits; Scott is working on RPF for insurance proposals
- B. Social Committee
  - i. Holiday Lights winners announced
- C. New Homeowner Committee
  - i. 3 new homeowners in November
- D. Pool Committee
  - i. No new updates
- E. Tennis Committee
  - i. Committee is getting 2 quotes for power washing the courts
- F. Landscape Committee
  - i. No new updates
- G. ARC Committee
  - i. No new requests for December

## **VII. Homeowner Forum**

- A. Homeowner met with board to discuss ARC letter regarding structures in backyard

## **VIII. Adjournment**

- A. Adjourned at 7:34pm