

Wellington Park HOA Board Meeting

Minutes 2/6/23

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
- D. Secretary - Adam Powell
- E. Member at Large - Richard Raymond
- F. Community Manager- Emily Northrup

II. Approval of last meeting's minutes

- A. Found here: [01/02/2023](#)
 - i. Lynn moves to accept the meeting minutes
 - 1. Richard seconds the motion
 - 2. All members vote in favor to pass January minutes

III. Old Business

- A. Clubhouse crawl space foundation and Women's bathroom repair
 - i. Quotes: Board discussed quotes from Under the House, Carrington Construction, Buildright Bathroom, C&L Bathroom
 - 1. Pending one additional quote from other vendor
 - ii. Chris makes a motion to approve up to \$70,000 in total funds for crawlspace foundational repair and women's bathroom repair costs
 - 1. Lynn seconds the motion
 - 2. All members vote in favor; Motion passes
 - iii. Under the House has been approved for the crawlspace repairs. Board will wait on quote of additional services to select vendor for the remaining repairs.
- B. Club House and Tennis Court storm damage
 - i. Roof Quotes: Board discussed quotes from Capital Exteriors, C&L Consult, Precision Roofing

- ii. Board discussed having roofer assess for total replacement due to damage; ascertain if it would be covered under insurance policy. Emily to contact preferred vendor who will meet with board
- C. 2nd pool gate
 - i. Email from Fire Marshal regarding pool gate
 - ii. Emily to ask about placing a capacity limit sign plus second gate to meet requirements.
 - iii. Nora makes motion to spend up to \$300 to convert current gate at rear of pool into an exit only gate with push bar to meet fire marsha's requirements
 - 1. Bailey seconds the motion
 - 2. All members vote in favor; motion passes

IV. New Business

- A. December Financials
- B. Annual Meeting Prep
 - i. Annual Meeting Neighborhood information should be sent out within the next week. Standard Agenda, 2022 Annual message, Proxy form, recent financials, and the meeting minutes from the last minute.
- C. Food Trucks
 - i. Bailey secured food truck for annual meeting

V. Additional New Business

- A.

VI. Committee Reports/Updates

- A. Pond Committee
 - i. RFPs have gone out; committee to meet with engineering firm;
- B. Social Committee
- C. New Homeowner Committee
 - i. 3 new residents in December
- D. Pool Committee
 - i. Committee to inquire with vendor regarding temporary/movable decking to go over baby pool
- E. Tennis Committee
 - i. Courts power washed by Tennis Block
 - ii. Committee exploring idea of fundraiser for court surface replacement
- F. Landscape Committee
 - i. Median renovation tentative for March
- G. ARC Committee
 - i. 2 requests in January. All requests approved.

VII. Homeowner Forum: 12 homeowners present

- A. Homeowner had complaint of styrofoam cups being thrown in the storm drain on Kirkfield for the last six months near Wellingborough.
 - i. Landscape committee will be addressing litter in the neighborhood at large
- B. Homeowner complained about dog droppings in the neighborhood.
 - i. Proposal about putting more signs up
- C. Homeowner complained about cars parked on the street. Particularly on Kirkfield.
 - i. Board explained that vehicles are allowed to be parked on the street during the day, but overnight parking is prohibited.
- D. Homeowner proposed craft show to be organized, create fundraiser for community
 - i. Social committee created social media post to see if there is interest.
- E. Homeowner had complaint about vandalism charges that occurred
 - i. Board addressed concerned to the homeowners
- F. Homeowner had a question about the annual meeting

VIII. Adjournment