

Wellington Park HOA Board Meeting

Minutes 3/6/23

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:05pm

- 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: [02/06/2023](#)
 - i. Lynn makes a motion to approve the February minutes
 - ii. Bailey seconds the motion
 - iii. Motion passes with all members voting in favor

III. Old Business

- A. Clubhouse crawl space foundation and Women's bathroom repair
 - i. Additional damage found by Under the House under men's bathroom floor; Quoted an additional \$9,300.00 for repairs
 - ii. Pending quote from Build Right for finishing the men's bathroom
 - iii. Lynn is proposing additional \$25,000 allocation for a total of \$95,000 total project budget for foundational and bathroom repairs
 - 1. Rich seconds the motion
 - 2. All members vote in favor
 - iv. Board picked floor tile for men and women's bathrooms
- B. Club House and Tennis Court storm damage
 - i. Roof Quotes
 - ii. Insurance adjustor met with roofer 3/6; Sentry will hear back from insurer by end of the week.
 - 1. Damage was identified by the roofer, likely to be covered by policy
 - iii. Nora makes a motion to approve \$500.00 deductible cost for full roof replacement pending assessment by insurance
 - 1. Chris seconds the motion

2. All members vote in favor

IV. New Business

- A. Annual Meeting Final Plan
 - i. Board discussed proxies and setup
 - ii. Food truck confirmed for meeting time
 - iii. Emily will email blast weekly reminders about the meeting
- B. Pond Dredging Update
 - i. Pond committee recommends \$15-17k per year in pond reserves for next dredging; estimates next dredging will be due in 23 years.
 - ii. Pond committee's final budget proposal for dredging is \$183,830.00
 - iii. Chris makes a motion to approve the estimate for dredging proposal of \$183,830
 1. Adam seconds the motion
 2. All members vote in favor
- C. DOT Community Meeting
 - i. 3/14, 4-7pm Hope Community Church, 821 Buck Jones Rd
 - ii. <https://ncdot.publicinput.com/40-440-us1-interchange>
 - iii. Board discussed concerns to DOT improvement project
- D. Baby Pool Deck / Pool Gates
 - i. Emily is in the process of addressing concerns of occupancy requirements for number of required gates; working with inspectors and TOC.
 - ii. Emily is working with vendor to get quote on additional gate at rear of pool.
 - iii. Board is putting the baby pool issue on hold; pending further research on cost
 - iv. Chris makes a motion to approve up to \$1,000 to repair the baby pool motor allotted for in the pool maintenance budget
 1. Bailey seconds the motion
 2. All members vote in favor
- E. Community Garden- Beekeeping
 - i. Board discussed beekeeping proposal at the community garden
- F. Community Clean-up Day
 - i. March 25 (Rain date: TBA)
 - ii. Email Nora with any suggestions for clean up

V. Additional New Business

- A. Tennis courts
 - i. Homeowner contacted board regarding policy for proper attire and allowing animals on the courts.
- B. Sentry Management Manager Packet; Property Notebook Reporting
 - i. Sentry is changing communication methods with the board; communications will look like individual responses
 - ii. Emily will change the reporting date of the financials to the 25th of every month.

- iii. All reporting documents will come from Community Pro, and will be copied to the wphoa gmail address as well as board members individually

VI. Committee Reports/Updates

- A. Pond Committee
 - i. Dredging discussion above; pending more information after budget approval
- B. Social Committee
 - i. Easter Egg Hunt 4/1
 - ii. Cocktail Crawl 4/29
- C. New Homeowner Committee
 - i. No new homeowners
- D. Pool Committee
 - i. Baby Pool Repairs above
 - ii. Fire Door discussion above
- E. Tennis Committee
 - i. No updates
- F. Landscape Committee
 - i. Planting in the median set for April
- G. ARC Committee
 - i. No new requests

VII. Homeowner Forum:

- A. No homeowners present

VIII. Adjournment: 7:40pm