

Wellington Park HOA Board Meeting

Minutes 6/5/23

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:01pm

- 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: [05/01/2023](#)
 - i. Lynn makes a motion to approve May minutes
 - 1. Adam seconds the motion
 - 2. All vote in favor; motion passes

III. Old Business

- A. Clubhouse crawl space foundation repair status
 - i. Repairs have been completed
 - ii. Painting of the lattice needs to be addressed- Adam to paint
 - iii. Emailed Emily and UTH regarding outstanding permit box left on site
 - iv. Check vapor barrier under crawl space- Adam to check
 - v. Board to review checklist of items and send to Under the House for any additional outstanding issues
- B. Additional pool gate
 - i. Completed. Passed inspection. Needs to be painted stained.
 - ii. Adam to head the effort to stain the fence. ETA end of June.
- C. Power washing pool deck:
 - i. Emily to get quotes

IV. New Business

- A. Sentry monthly financial report review
 - i. Emily has not sent financials as of 6/5 meeting, tabled to discuss in July meeting
- B. Sentry Contract Renewal (vote)

- i. Nora makes a motion to approve the Sentry contract for the next year
 - 1. Bailey seconds the motion
 - 2. All members vote in favor; motion passes
- C. RV Lot Maintenance Report
 - i. Privacy fencing has been fixed
 - ii. Landscaping is being maintained (weed treatment, leaves, etc)
- D. Pond Dredging Update
 - i. Newsletter went out to homeowners
- E. Pond maintenance company change
 - i. Triangle Pond to begin pond maintenance in July
- F. Traffic Calming request
 - i. Adam has submitted a new traffic calming request to the TOC for the section of Forest Park Way between 1000 FPW and Catherwood Pl. Pending update from TOC.
- G. Unaccompanied minors at pool
 - i. Discussed incident where unaccompanied minors were at the pool. Board to investigate and take appropriate action.

V. Additional New Business

- i. Solicitation in the neighborhood
 - 1. Move the no solicitation to the front of the neighborhood to replace the missing sign.
- ii. Baby Pool
 - 1. Pinnacle is recommending repairs for ~\$1,200
 - 2. Board decided against spending money for repairs
 - 3. Board to lock baby pool gate until permanent solution to the continual problems can be determined. Memo to be sent out to neighborhood

VI. Committee Reports/Updates

- A. Pond Committee
- B. Social Committee
 - i. Outdoor dance planed for end of July
 - ii. Committee working on bike parade/movie night
- C. New Homeowner Committee
 - i. 1 new homeowner in May
- D. Pool Committee
 - i. Fred's Report- Board discussed, Lynn to take action items back to Pool Committee
- E. Tennis Committee
 - i. Lessons continuing throughout the summer
- F. Landscape Committee

i. Chris to update in July meeting

G. ARC Committee

i. Emily looking into bugs with new system for approvals

VII. Homeowner Forum:

A. No homeowners present

VIII. Adjournment: 7:35pm