

Wellington Park HOA Board Meeting Minutes 10/07/24

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:06pm

- A. President - Richard Raymond
- B. Vice President - Chris Franchi (absent)
- C. Treasurer - Sterling Porter
- D. Secretary - Adam Powell
- E. Member at Large - Nora Roehm
- F. Member at Large - Wil Mulligan
- G. Community Manager- Emily Northrup (absent)

II. Approval of Previous Meeting Minutes

- A. Found here: [09/09/24](#)
 - i. Rich makes a motion to approve the previous month's minutes
 - ii. Adam seconds the motion
 - 1. All members vote in favor; motion passes

III. Executive Session (Closed)

- A. Violations
 - i. Board discussed outstanding violation issues; sending updates to Emily
- B. Managers Packet Review
 - i. Sterling is requesting the cost of the new diving board be moved to the pool equipment line for the budget
 - ii. Question of when the new landscaping contract goes into effect– request to Emily to see if they are still charging us for mulch which should have ended when the new contract went into effect.

IV. Old Business

- A. Clubhouse refresh project
 - i. Carpet was replaced and walls in the main room, kitchen, and hallway were painted. New curtains were hung.

V. New Business

- A. Board member change:
 - i. Chris Franchi is resigning from the board effective 10/07/24. Thank you to Chris for his 5 years of service on the board!
 - ii. Rich makes a motion to appoint Wil Mulligan to the office of vice president, as the bylaws require this office to be filled. Wil will serve out the remaining of Chris's office term (1 year)
 - 1. Adam seconds the motion
 - 2. All members vote in favor, motion passes
- B. 2025 Budget
 - i. Nora to start getting quotes for exterior painting and replacement boards on clubhouse
 - ii. Nora is going to make an appointment with the tennis court repair man to give us a new estimate on tennis court resurfacing.
 - iii. Rich to reach out and get estimates on fixing items in the pool pump house.
- C. Street lamp out in clubhouse parking lot
 - i. ToC stated that the HOA had to take care of it because it is on private property.
 - ii. Rich to inspect and follow up with Duke Energy if needed
 - iii. Nora mention the light that illuminates the monument is also out. Rich to look at that as well.
- D. Issues with lack of grass; erosion along inflow of large pond
 - i. Nora reached out to landscapers to look at the inlet of the large pond. When it was dug out, the grass has not regrown. Requesting a quote from the landscape company.

VI. Additional New Business

- A. RV lot agreement
 - i. If any board member has additional feedback on the new RV lot agreement they are to contact Emily.
- B. Transparency Act
 - i. Board discussed the requirements for the Corporate Transparency Act. Sterling to review and give advise before opt-out requirement on 10/18/24

VII. Committee Reports/Updates

- A. Pond Committee
 - i. No new updates
- B. Social Committee
 - i. Several upcoming events, including dog parade, cocktail crawl, and halloween decorations.
- C. New Homeowner Committee
 - i. 2 New homeowners in September
- D. Pool Committee

- i. Pool is closed. Rich to look into pump house issues
- E. Tennis Committee
 - i. No updates
- F. Landscape Committee
 - i. Rich to ask Chris if he still wants to stay on the committee
- G. ARC Committee
 - i. Pending issues discussed in closed session

VIII. Homeowner Forum:

- A. Homeowner had a suggestion regarding the meeting minutes being sent out in the newsletter. The board explained that the meeting minutes are approved at the following month's meeting and available on the website after approval.
- B. Homeowner had an issue with a violation letter and questioned why other homes were not getting letters. The board advised the homeowner they can reach out directly to the community manager with any concerns.

IX. Adjournment: 8:02pm