

Wellington Park HOA Board Meeting

Agenda 7/14/25

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:05pm

- A. President - Richard Raymond
- B. Vice President - Adam Powell
- C. Treasurer - Sterling Porter
- D. Secretary - Wil Mulligan
- E. Member at Large - Dean Perry
- F. Member at Large - Zachary Arcaro
- G. Community Manager- Michael Corrales

II. Approval of Previous Meeting Minutes

- A. Found here: [06/09/25](#)
 - i. Adam makes motion to pass the minutes. Rich seconds.

III. Executive Session (Closed)

- A. Violations
- B. Managers Packet Review

IV. Old Business

- A. Clubhouse lights - Installment Update
 - i. Vendor Registration has been completed.
 - ii. Working through Billing issues.
 - iii. Sebastian will be the point of contact for receiving the lights.
- B. Pool Security System Recap
 - i. New system is up and running

V. New Business

- A. Sentry Contract Renewal
 - i. Sentry contract is going up by 10%. Sterling to perform an analysis of the impact to budget with respect to current dues.
- B. Upcoming Social Events/items to include in Newsletter
 - i. Specify clubhouse reservation notice: 72 Hours.
- C. Clubhouse Air Filters Need Replacing

- i. Two 20x25 Filters
- ii. Adam to purchase.

VI. Additional New Business

- A. Clubhouse Repairs
 - i. Clubhouse Gutters appear to be full and need to be cleaned.
 - ii. Corrugated pipe on side of clubhouse filled with roots.
 - 1. Michael has a vendor for the corrugated pipe.
- B. Verify that Southern Garden is trimming tree bramble that is in reach

VII. Committee Reports/Updates

- A. Pond Committee
 - i. Ponds are healthy. Zac did a lot of weeding to protect new landscaping.
 - ii. Board to look at working in annual mulch activities until plants are more developed.
- B. Social Committee
 - i. Aug 14 - 6pm: Learn Mahjong in the Clubhouse. BYOB and Bring your own snack
 - ii. Aug 24 - 5pm: Toddler Meet Up group. Pizza will be provided.
 - iii. July 20th 9-10am: Family Friendly Zumba
 - iv. July 22 Bingo: CANCELLED. Remove from Calendar.
- C. New Homeowner Committee
 - i. 1 new homeowner.
- D. Pool Committee
 - i. Home Swim Meets are complete.
 - ii. Starting blocks have been used to great success.
 - iii. There is a broken grate that Pinnacle is working on replacing.
 - iv. Adam made mention of starting to think about repairing and expanding electrical outlets around the pool.
 - v. Board to look at what it would take to have an AED on hand in the pool.
 - vi. Lots of neighbors complaining about fire ants in the pool area. Michael at Sentry to have pest control come out.
- E. Tennis Committee
 - i. Rich is still working with Pete & Sebastian on the feasibility of the stump grinding approach.
- F. Landscape Committee
 - i. Weeding & Mulch of the pond landscaping should be an activity. Newsletters should solicit volunteers to reach out.
 - ii. Zac looking at potential median improvements
 - iii. Zac looking at potential ways of making holly bush area more attractive
 - iv. Zac is looking at potential beautification of the clubhouse area.
 - v. Verify that Southern Garden is trimming tree bramble that is in reach

G. ARC Committee

i. No new requests.

VIII. Homeowner Forum:

A. 2 Homeowners Present.

IX. Adjournment: 7:52pm