

Wellington Park HOA Board Meeting

Agenda 10/13/25

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:15pm

- 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: [09/15/25](#)
 - i. Wil moves to approve the previous meeting minutes. Minutes are approved.

III. Executive Session (Closed)

- A. Violations
- B. Managers Packet Review

IV. Old Business

- A. Clubhouse Pond Dredging
 - i. Status on reaching out to contacts.
 - ii. Zac reached out to Triangle Pond management. TPM provided a quote of \$2,000. Awaiting a competitor quote from Dragonfly.

V. New Business

- A. Board discussed the need for a new Reserve Study. The last one was created in 2017, and is very out of date. Board generally expressed approval, but will officially vote after the 2026 budget is approved.

VI. Additional New Business

VII. Committee Reports/Updates

- A. Pond Committee

- i. See Landscape Committee
 - B. Social Committee
 - C. New Homeowner Committee
 - i. 2 closings
 - D. Pool Committee
 - i. Wahoo Swim Team hit the fundraising goal!
 - E. Tennis Committee
 - i. Cleanup recently occurred
 - ii. Rich has discussed further strategies on repairing the cracks in the court to open the door to re-surfacing.
 - F. Landscape Committee
 - i. Zac would like to replace the Azalia's in the median on Wellingborough Dr.
 - ii. Zac proposed replacing the wooden stakes protecting the large pond landscaping with sturdier material.
 - G. ARC Committee
 - i. No new requests
- VIII. Homeowner Forum:**
- A. 1 homeowners present
 - B. No discussions.

IX. Adjournment: 7:30pm

Newsletter Notes

- Neighborhood Gardening outreach
- Clubhouse lights update
- Auto-Pay Instructions from Michael
- Social Committee events
 - Cocktail crawl
- Please be conscientious of neighbors with noise-making decorations