

Wellington Park HOA Board Meeting

Agenda 8/9/25

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:15pm

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

II. Approval of Previous Meeting Minutes

- A. Found here: [07/14/25](#)
 - i. Adam moves to approve minutes
 - ii. Rich seconds. All vote in favor.

III. Executive Session (Closed)

- A. Violations
- B. Managers Packet Review

IV. Old Business

- A. Clubhouse lights - Installment Update
 - i. The vendor has stopped responding.
 - ii. The plan is to shift back to handling the installation in house.
- B. Sentry Contract Renewal
 - i. Sterling to perform an analysis of the impact to budget with respect to current dues.
- C. Clubhouse Air Filters
 - i. Air filters are replaced.
 - ii. Adam discovered a big hole in the intake that should be looked at for potential repairs with duct tape.

V. New Business

- A. Sentry Contract Billing Cycle

- i. Wants to shift us to a new billing cycle. The board has no objection pending Treasurer approval.
- B. Pool Jumping Incidents
 - i. Incidents have been reported, and the board feels this being an isolated incident, there is no need to address additional security measures at this time.
- C. Debris in Big Pond
 - i. Michael from Sentry reached out to Southern Garden to ask them to stop this practice.
 - ii. Board to assess if there is still a log in the drain of the big pond.
- D. Clubhouse Rental Process
 - i. Board to look at smoothing out the rental process for the clubhouse.
- E. WP HOA Email Monitoring
 - i. More board members will focus on monitoring HOA email.
- F. Upcoming Social Events/items to include in Newsletter
 - i.

VI. Additional New Business

- A.

VII. Committee Reports/Updates

- A. Pond Committee
 - i. Zac to reach out to Michael and inquire about the full pond report. Not every pond was included in the August report.
- B. Social Committee
 - i. Mahjong night is coming up on the 14th.
 - ii. Toddler meet up is the 24th.
 - iii. Cocktail Crawl coming up on October 24th.
- C. New Homeowner Committee
 - i. 1 new closing occurred in the past month.
- D. Pool Committee
 - i. Fred has been very helpful with repairs.
 - ii. Board to assess the need for fresh furniture overall for the next pool season.
 - iii. New stairs from the lot to pool entrance are still under consideration, as is re-wiring electrical around the pool area.
 - 1. Board pursuing an electrician quote.
 - iv. The season is coming to a close.
- E. Tennis Committee
 - i. No new updates.
- F. Landscape Committee
 - i. Zac has stayed on top of weeding the landscaping.
- G. ARC Committee

- i. No new requests have come through.

VIII. Homeowner Forum:

- A. 2 Homeowners attended. Concerns around the frequency and rate of lawn care notices. The board will discuss the issue with Sentry Management in light of community feedback.

IX. Adjournment: 8:15pm