

Wellington Park HOA Board Meeting

Agenda 9/15/25

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:00pm

- 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: [08/09/25](#)
 - i. Rich 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 lights - Installment Update
 - i. Lights are installed!
- B. Sentry Contract Renewal
 - i. Status
- C. Clubhouse Air Filters
 - i. Addressed in previous minutes.
- D. Debris in Big Pond, Grass Clippings from Lawn Care Company
 - i. Triangle Pond removed debris.

V. New Business

- A. Upcoming Social Events/items to include in Newsletter
 - i. Cocktail Crawl

VI. Additional New Business

- A. Pool Closing- Pool is closed but we could vote to extend opening time if desired.
- B. Swim Team Aeration Fundraiser- Weekend of 9/27-28
- C. Pond behind the clubhouse was flagged by the Pond service company as needing dredging around the drain. Board to look at options

VII. Committee Reports/Updates

- A. Pond Committee
- B. Social Committee
- C. New Homeowner Committee
- D. Pool Committee
- E. Tennis Committee
- F. Landscape Committee
- G. ARC Committee

VIII. Homeowner Forum:

- A. 4 homeowners present
 - i. First homeowner reiterated complaints of aggressive lawn care notices
 - ii. Second homeowner brought forth concerns over Park James Town of Cary property and lack of maintenance by town personnel.
 - 1. Board to reach out to 311, and recommendation is for other homeowners near the property to reach out to Cary Public works to notify the town of culvert backup issues.
 - iii. One homeowner has offered to donate a ping pong table to the clubhouse
 - iv. Third Homeowner voiced issues with Sentry Management payment portal and practices. Board to inquire about email notices and auto-pay setup.

IX. Adjournment: 8:07 pm

Newsletter Notes

- Neighborhood Gardening outreach
- Clubhouse lights update
- Auto-Pay Instructions from Michael
- Pool closed
- Swim Team aeration fundraiser - sign-ups end this week.
- Social Committee events
 - Cocktail crawl