



Wellington Manor Homeowners Association

BOARD OF TRUSTEES

BOARD MEETING MINUTES

2006

WELLINGTON MANOR

BOARD MINUTES

January 9, 2006

Attendance: D. Morris, C. Harris, B. Fortier, and A. Pellegrino, P & A Management, Inc.

Absent: Dr. Howard Schwartz

Call to Order: Dave Morris
Special Meeting, December meeting (12/12/05) and December 15, 2005

Minutes: M – DM S – CH 12/12/05 Ab- CH 12/15/05 meeting

Within 2 weeks of a meeting a draft copy of the minutes will be posted within two weeks of the meeting.

Committee reports

ARC Committee–

43 Buckingham – Patio

17 York – Landscaping Wall Not to exceed the height of the existing walkway, and the color to be consistent with the color of the building

A motion was made to approve the ARC applications along with the committees recommendations.

M - CH S – BF
All in favor

Recreation Committee

Wine tasting flyers available in the main room

A report was presented by Carol Melillo– see attached

Carl Swayhover passed out a signup sheet for the upcoming trip.

Landscape/ Snow Committee

Dave presented a report from Chet Andres – New snow and landscape committee.

We have requested that the salt pile be removed.

Covenants Committee

Committee will review the Rules and Regulation on the 15th if there are any changes the committee will hold a meeting.

Finance Committee

Dave presented the financial statements – Now the monthly fee is \$ 210.00 per month.

Dave also stated we are now responsible for our expenses, and will be monitoring the expenses more closely. A copy will be posted in the clubhouse. Reports will be given at the Board meeting.

Transition Committee

BF – Howard has sent out an email soliciting input in participating in the transition committee. At the next Board meeting the Board will re-appoint new members to the committee.

An ad-hoc committee was in place and have interviewed an number of law firms – at the next meeting the attorney will be present to answer any questions on transition.

The next step will be to hire an engineering firm.

Wetland

BF – Three issues – Identification of the mitigation areas, fence markers and Grass cutting lines.

DEP was re-engaged on the issues of signage and fence markers – they would be happy to make changes in the plans, and determine the intent of the regulations

DEP approved the PVC markers. Grass cutting is still an open issue.

Q – Aren't the ponds a fourth issue – BF – there was a design elevation mistake in construction. DM – the path between the two ponds is supposed to be leveled and appropriate plantings inserted around the area.

Board Re-organization

DM stated that the Board reorganization will be on hold until Dr. Schwartz returns. The board will remain as is until he returns.

Transition Survey

DM reported that the Board is not just looking for professionals in the many fields outlined in the survey, but also problem solvers.

Board Meetings

DM stated that the Board will be meeting the 2nd Monday of every month.

Communication

DM stated that there are many areas the Board is looking to improve on. They are as follows:

- Minutes will be posted along with the financial statements.
- Committee Reports will also be posted.
- Email will be a method of communicating in the near future.
- Communication between the Board and Committees and better guidelines for the Committees.
- The newsletter has been a great tool
- The Board is looking into a website

Function of the Board

BF – Stated that the Board will be outlining the role of the Board with the committees – Each Board member will sponsor a committee as tool to report committee information back to the Board and report information from the Board to the committee.

The Board will be improving communication with the P & A Management so that both management and the Board are clear on their roles and responsibilities.

In addition the Board will be focusing on the following:

- Contractors – Comparative bidding
- Finances – Close watch of expenses
- Communication with the community
- Rules review
- Advocacy Group - The Boards role is not to be between the Beazer and the homeowner. However an advocacy group will be formed.
- Maintenance and improvements – The Board will have a Capital Reserve Study performed to determine the level required in our reserves.
- Ad-hoc committees - The Board will review how these issues will fit with current committees or if ad-hoc committees will be need form them.

CH – In the past 2 years with Beazer we had no direction. Now we are in the position to run our own community. CH – Thanked Dot and Chet Andres and Lou Deloro for their participation.

Although homeowners would like to receive mailings, however all of the information will be posted to save the cost of mailings.

With the help of Bob Fortier – we now have some positive feedback from DEP.

Christmas Trees

The week of the 23rd will be picked up by the Township of Hopewell.

Email Address'

DM – Stated that if you are new to the community please send in your email address' and telephone number to be included in the homeowner directory.

Signs

AI stated that the township has turned the plans back to the Association for additional information because plan is not clear.

Community Input:

Q – Coupon Booklets – AI stated that they are on their way.

C – Rules and Regulations should be sent to everyone again – DM if you do not have a copy contact P & A.

Q – Will the advocacy group handle the CO's CH- it is not anticipated Beazer must provide them.

Q – Where do we park our excess funds? CH - Right now they are in a money market. They should be parked in a reserve

Q – Why can't the Board represent the homeowners between the homeowner and Beazer Homes? When you purchased your home you have a contract between Beazer and the issues are between you as the homeowner and Beazer. BF – the attorneys have already instructed the Board not to get involved in the issues between the owners and the developer. The Board is only authorized by the declaration to address only common area problems.

C – One of the important issues when you sue in New Jersey, the legal expenses are not recoverable and one must look at the benefit and the cost of the suit.

C – The association documents can be scanned and placed on a disc for less than \$ 2.00. F. Dryer would be will to perform that

Q - Has the Board decided on what things to purchase this month that Beazer will be responsible. Is the deficit makeup based on \$ 135.00 per month or the \$ 210.00 DM - \$ 210.00.

Q – Do the committee members have insurance? AI stated that the committees are only making recommendations to the Board and the Board makes to final decision.

C – The Board should look into a rider to cover the committee members.

C – Beazer is promoting Wellington Manor as the part of the Gatherings. If there is a way to separate ourselves from the Gatherings.

Q – When will the final paving be completed? CH – when the last home will be completed.

Q – What are all of the driveway aprons for? They are for access to the easements.

Q- What is being done about the efficiency program (energy star)? BF – Beazer is working on setting up a company to certify the homes. Do not make the connection of the comfort level of your home and an Energy Star certificate.

Q -Who do we call for heating problems? You can send an email to Cindy Keller in Customer Care Ckeller@beazer.com

A motion was made to adjourn the meeting at 9:05 PM

M – CH

S – BF

WELLINGTON MANOR AT HOPEWELL
ANNUAL MEETING, FEBRUARY 20, 2006

The meeting was called to order by David Morris at 7:10pm

1. Call to Order
2. Proof of Notice of Meeting
3. Reading and Disposal of Any Unapproved Minutes of the January BOT Meeting
 - a. Bob Fortier-moved
 - b. Charlie Harris-seconded
4. Reports of Committees
 - a. Landscaping Committee- David Morris
 - (1) Many lawns were dug up as a result of snow plowing and shoveling
 - (2) Recommendations were to notify the Management Company and Al Pellegrino. A dialogue has to be developed with a snow removal company in order to see how improvements can be made.
 - (3) Company was late and had too few resources
 - b. ARC- Bob Kowalewski
 - (1) 17 York- Gutter Guards were approved
 - (2) 16 Lexington- lining of driveway with bricks was approved
 - (3) Charlie Harris moved
 - (4) Bob Fortier seconded and report was accepted
 - (5) ARC will meet before next BOT meeting
 - c. Covenants- Lou DeLauro
 - (1) Surveyed all rules and regulations
 - (2) Recommendations will be made by BOT
 - (3) No decisions on signs yet.
 - (4) Covenants will report when new committee is formed
 - (5) AD HOC committee on Covenants was dissolved(moved- Fortier, seconded Harris)
 - (6) New Covenants Committee consists of : Lou Delauro, Carl Anderson, Jim King.
 - d. Recreation Committee- Carol Melillo

- (1) St Patrick's Day party is coming up. Please make reservations.
- (2) Chocolate Night-April
- (3) Fees for private parties being debated
- (4) moved(Fortier),seconded(Schwartz)
- e. Pool Committee-Bob Rushnak
 - (1) Contract with Sparkling Pool approved by Board
 - (2) (2) motion to adopt pool contract-Fortier moved, Morris,seconded
- f. Transition Lawyer- Ron Perl was introduced and addressed the HOA
 - (1) explained the process of transition and the need to develop a Punch List for Beazer
 - (2) need to hire an engineering firm which would all pertinent issues, especially drainage and landscaping
 - (3) Engineering Report will be transmitted to the Transition Committee, The BOT,Beazer,the HOA, The Municipal Engineer of Hopewell Township.
 - (3) The Lawyer will develop a time line and we should be finished in one year.
 - (4) Fortier moved and Morris seconded that the law firm of Hill Wallack be retained. Harris abstained.
 - (5) Motion carried 3-0-1

AT 7:55PM THE MEETING WAS HALTED FOR THE ELECTION

- g. There were three candidates for the two positions:Dave Morris, Mel Bolick, and Dena Stout.
 - (1) Morris and Bolick spoke about their candidacy
 - (2) Stout was absent but had informed the BOT that she could not be present for the election.
 - (3) Winners were Morris and Bolick
 - (4) There was a motion to thank Charles Harris for all of his efforts in respect to the HOA. Unanimously approved.

REGULAR MEETING RESUMED AT 8:30pm

- h. Committee Assignments and Changes- Bob Kowalewski
 - (1) ARC- Daniel Vandergast-15 York Road will replace Lou DeLauro

(2) Transition Committee- Bob Fortier

(a) Dave Morris, Bob Fortier, Bob Johnston, Fred Dryer, and Harry Stout were appointed by the Board. Approved unanimously by the BOT

i. Discussion and Announcements-

(1) The township engineer and the Mayor of Hopewell met with the Board to discuss issues of concern to HOA, especially detention basins, landscaping, pump house.

(2) Finance report will be finalized

(3) Landscaping report will be finalized

(4) Dave Morris explained the wetlands issues which were discussed with the BOT and consultant

(5) Discussion ensued about barriers, fences, greenery, etc

MEETING ADJOURNED AT 9:25pm-
Morris(motion),Schwartz(second)

J. Dave Morris gave an overview of the wetlands issues.

(1) Initially Dave gave a brief history of the wetlands issues at WM including the Fresh Water Wetland Permit, DEP, and Beazer. Dave emphasized that the permit was between Beazer and DEP. HOA and our individual residents can only pressure these two parties to agree to terms that were the least negative to HOA. What the two parties ultimately decide will significantly affect our homes and we must try to minimize the effects as much as possible.

(2) Wetlands are essentially everywhere in the community that is not part of a residence, recreation facility, roads or islands. Many properties are immediately adjacent to the wetlands.

(3) WM has had several meetings with Beazer and DEP learning about the agreements and pressuring these people to minimize the requirements of the permit.

(5) Of primary concern to the HOA is the requirement by the Permit to:

(a) put signs behind the homes that are adjacent to the mitigation areas. Generally, these are the even numbers of Buckingham, a small section near the models, a small

Section on the west side of York, and near the ponds.
Dave will put up a map in the clubhouse indicating these Areas. DEP and Beazer were discussing very large signs. Even though the signs did not have to be as large.

- (b) The BOT believe that at this point DEP has agreed to smaller, but still very visible signs.
- (6) DEP originally wanted a split rail fence on the edge of every lot that was adjacent to the wetlands or a transition area. The BOT is discussing with Beazer the possibility of a smaller split rail fence plus some large shrubs and trees. The type of barrier is still very much under discussion.
- (7) The general rule discussed in #2 will not apply to those few Places where it is difficult to do something about the wetlands Such as in back of the homes in the high 30's and low 40's of Lexington Drive.
- (8) The ponds will be minimized
- (9) The common area next to the Fischers will be deepened To the level of the ponds.

MEETING ADJOURNED AT 9:25pm Morris(motion),
Schwartz(second).

WELLINGTON MANOR

BOARD MINUTES

March 13, 2006

Attendance: D. Morris, B. Fortier, Dr. Howard Schwartz and A. Pellegrino, P & A Management, Inc.

Absent: Mel Bolick

Call to Order: D. Morris

Approval of minutes from the February Meeting

A motion was made to approve the minutes from the February meeting

M – BF S – HS

Committee reports

ARC Committee–

71 Lexington Drive – Request to install a patio and lighting - Committee approved

41 Buckingham Drive – Request to install a patio – Committee approved

75 Lexington Drive – Request to install a patio and covered sun room – Committee turned down – BF requested that specifics be provided out of the governing documents.

14 Westminster Court – Request to install patio – Committee needs additional information.

Motion to approve 71 Lexington & 41 Buckingham Drive

A motion was made to approve the ARC applications along with the committee's recommendations.

M - CH S – BF
All in favor

Recreation Committee

St Patrick's Day dinner of the 17th

Landscape/ Snow Committee

Dave stated that the snow plowing – significant damage to homeowners properties. We have a meeting scheduled for the end of the month to address all of the damage with the landscape company.

Mosquitoes are being addressed.

Damage to the front yards the sod should have been removed and repaired when the damage occurred.

Al stated that the pre-emergent is being applied the end of March.

Covenants Committee

Lou stated that the committee has started the review of the Rules and Regulation review. We need to know to what extent the committee reviews the rules so that there is no overlap.

Finance Committee

Dave stated that the January statement is posted and the February statement is being worked on now.

The committee is addressing better and meaningful financial reporting.

Pool Committee

Bob stated that we are working on the background information. Sparkling Pool will be handling the management of the Pool. Q- We need more umbrellas – Al stated that we will discuss the purchase of new umbrellas with the Board

Transition Committee

Rear Access Road

DM – stated that this is for emergency exits only. Beazer is working on correcting the original access to bring it to DEP standards.

Communication

BF – Emails were received with an attack followed up with a threat. All we ask that before you send an email be sure you have all of the facts. If you do not have all of the facts, pick up the phone and ask. Before the next Board meeting we will have an avenue for the Board to communicate with the community. Until then you need to email each of the Board members individually

Comment – There is a lot of trash collecting along the hedge row from the builder. DM – When you see trash around please pick it up.

Comment- Most of the trash is being generated on recycling day.

Rental Fee – Clubhouse

DM – Feels it is a good idea to address wear and tear on the facility. \$ 100.00

Comment – Chunks of wood on the furniture are damage.

Comment – What we can do is have an inspector to inspect before and after the clubhouse rental.

Question – Any stipulation on limitation of the clubhouse.

BF – We are in the process of joining CAI a group of community associations.

Comment – Not everybody knows the rules or the use of the facilities.

AI stated that the rules are attached to the clubhouse registration.

BF – We are not renting the clubhouse to an outside entity.

BF – We are just looking at generating some extra cash.

DM – The money collected will go directly into the operating fund – which can be used to address utilities, and other maintenance.

A motion was made to set the rental fee of the clubhouse at \$ 75.00 and to grandfather all individuals that have already signed up for rental effective immediately.

M – DM S – BF
All in favor

CAI

A motion was made to join CAI. AI to take care of the application and fee.

M – DM S – BF
All in favor

Board Re-organization

President – Bob Fortier

Vice President – Dave Morris

Secretary – Howard Schwartz

Treasurer – Mel Bolick

M – DM S – BF
All in favor

Wetlands

Two things going on with wetlands. If we do nothing Beazer and EP will come to an agreement of what they feel is in their interest. The Board has interjected to obtain additional information. Working to determine the solutions at rear fences, patios, and lot lines. The third thing being done, we are meeting with DEP upper level management. To influence solution with many possible ways. Today they are listening to us.

Q – Have we contacted Hopewell Grant to see what other issues. BF – The issues with us are as a result of a notice of violation. AI stated that currently there is no notice of violation and currently they are in compliance.

DM – Beazer wants to get this done because they want out of here. We have met with the consultant to tailor an acceptable plan.

Comment – Remember when you are walking through with DEP, not everything that is there now may be changed in the future. Beazer defrauded us by deliberately cutting back the wetlands to give the illusion of greater open space.

BF – If we are successful in accomplishing bringing this to closure without barriers. We really have no say. We are spending a lot of energy trying to follow this.

We met with the mayor and she is not happy with the Beazer new proposal for 500 homes.

Transition

BF stated that we now have three revised quotes from engineers. We have a meeting Wednesday night to review the quotes.

Communication – Advocacy Group

We have created a body to address issues that involve individual homes. Any expenses for legal action will not be paid for by the Homeowners Association. We are looking for volunteers to run the committee. The Committee will be call the Advocacy Group.

Website

HS – Dina will be setting up a website for communication with the homeowners. Fred stated that he has acquired a computer, but will not donate it to the Association without the Association providing a cable line for the web access.

Comment – The Advocacy Group – it is hard to differentiate between the Association and the Group – Board should review this with the attorney, before implementing.

Community Input

Q – Could we have our own LAN system? FD stated that the homes are not wired.

BF – We have a list of homeowners that do not have web access.

With no further business, a motion was made to adjourn the meeting at 8:45 PM

M – BF

S – DM

All in favor

WELLINGTON MANOR

BOARD MINUTES

April 10, 2006

Attendance: D. Morris, B. Fortier, Dr. Howard Schwartz, Mel Bolick and A. Pellegrino, P & A Management, Inc.

Absent:

Call to Order: B. Fortier 7:10 PM

Approval of minutes from the March Meeting

A motion was made to approve the minutes from the March meeting

M – BF S – HS

All in favor

Committee reports

ARC Committee–

71 Lexington Drive – Request to install a patio and lighting – presented – amended their application with walkway – Committee approved

28 York Road – Request to enclose patio – Committee approved

75 Lexington Drive – Request to install a patio and covered sun room – Committee approved .

14 Westminster Court – Request to install patio requires an elevation change. Bob stated any local or state requirements would be up to the homeowner to obtain - Committee approved.

A motion was made to approve the ARC applications along with the committee's recommendations.

M - BF S – HS

All in favor

Recreation Committee

Carol – Reported the following events for the month

Pizza Night
Pastel & Painting
Wed Chocolate Night
International pot luck supper
May the pool will open
Book Club
Ladies Night Out

Carol asked for new members to get involved

Landscape/ Snow Committee

Dave Morris reported that there was a walkthrough with the landscaper and Al Pellegrino to address the damage.

Dave reported that the work will be done. The problem is that the landscaper will be installing sod however they need the sprinkler system on so time is of the essence.

Eileen Honigman – Presented her report on the sprinkler system service. Echo Systems submitted a proposal at a cost of \$ 147.00 – Landscape Maintenance price is \$ 90.00 to turn on and off – they require a contract. The homeowner can contact Landscape Maintenance directly, or call her. (609) 252-0969 ask for Lyle.

A clipboard was passed around for signup with Landscape Maintenance to have their original Beazer beds weeded at \$10.00 per month.

Al stated that if you have had a problem with Beazer regarding damage to your property and you are getting a run around – call the P & A office and we will contact them.

Dave reported that the second water meter in the clubhouse was installed

Mosquitoes – the County comes out one to two times per week to check the property. Mosquito Control asks that everyone should check their property for standing water. Mosquito will be asked to attend one our meetings in June.

Verizon – has not cut the driveways for a smooth transition and Al will address with Verizon

Covenants Committee

The committee is in the middle of reviewing the rules and regulations – and linking with the other committees. BF stated that the intent is for all committees to submit their rules changes to the Board through the Covenants Committee for review and a second check point before it gets to the Board.

Finance Committee

Dave reported that the finance committee met with Al from P & A on the operations of the association. Dave reported that we are looking into ways of saving money.

Pool Committee

Bob reported Sparkling Pool is on board – currently we are waiting for the go ahead from Hopewell

Was able to obtain a container from Raritan Cartage for use for the Clubhouse free of charge.

Looking for an addition to the committee for the review of the cleanliness and maintenance of the clubhouse.

Transition Committee

BF committee has met with two additional engineering firms. BF met with the owner and project manager of Kipcon Engineering and the Board has chosen Kipcon to handle the transition.

Beazer has agreed to bring in Air-works to perform an HVAC analysis at no cost to the Association.

Wetlands

BF reported on the meeting with Beazer regarding the removal of split rail fences, and any barriers, and only install less dense plantings, and reduced signage. Beazer is in agreement. We are unsure of whether DEP will go along with it. The Board met with Shirley Turner's legislative assistant and provided all of the back up material. They should be getting back to us tomorrow.

Homeowner Advocacy Group

We are trying to form a committee to address homeowner problems. We are looking for volunteers.

Board Meeting

BF stated the Board held a meeting with Al Pellegrino of P & A Management. We were not aware of a number of services that we are getting. Al has agreed to keep a log of issues and supply the Board with a copy of the monthly log.

DM - reported that all of the homes except one of the models have been sold. The ponds on Buckingham are being drained and filled in. Beazer is working on the basin next to the clubhouse. The trees will be planted within the next couple of weeks.

MB - reported to the new homeowners to install a second water meter for you sprinkler system.

Community Input

72 Lexington Drive is very dark are there any plans for additional lights? BF the issue has been raised with the Township Engineer. At the time we met that there were six more lights that need to be installed. Other comments were made regarding the poor lighting.

Comment on a solar powered attic fan information is in the cabinet if anyone is interested.

Comment entrance is poorly lit.

When are the trees going to be replaced? DM - They will be replaced we just do not know when. Beazer will need to replace them before they leave.

Is there any way that we can get the landscaping in front of the clubhouse replaced? BF the clubhouse will be the first item addressed during transition, but not quickly.

The clubhouse is not adequate for meetings when everyone attends. Any way the building can be expanded? BF does not think it is a transition issue, but it can be addressed with the engineer.

With no further business, a motion was made to adjourn the meeting at 8:30 PM

M - BF

S - DM

All in favor

WELLINGTON MANOR

BOARD MINUTES

May 8, 2006

Attendance: D. Morris, B. Fortier, Dr. Howard Schwartz, Mel Bolick and A. Pellegrino, P & A Management, Inc.

Absent:

Call to Order: B. Fortier 7:05 PM

Introduction of Fran McGovern of McGovern Legal Services

Fran provided a presentation of his law firm. He will provided information on transition, along with association responsibilities. In addition Fran will explain to the homeowners regarding their individual responsibilities. The Board does not represent you on individual home issues.

Q – What do you think of a Board Homeowner Advocacy Committee to handle homeowner issues?

FM – There is a committee of homeowners (Homeowner Advocacy Group), but this committee is not a Board sanctioned committee

Q – Who selected the attorney?

BF – The Transition Committee selected the attorney after suggestions by homeowners.

Board Vote of Committee Members.

A motion was made to accept the resolution pertaining to the formation of the committees, and accepting the list of current members and their positions.

M – BF S – DM
All in favor

“Be it resolved that the attached list entitled “Wellington Manor Homeowner Association Board of Trustees Appointed Committees” become the official list of BOT appointed committees and Chairpeople. Be it further resolved that these appointments shall be in force until the next annual WMHOA-BOT meeting. Changes may be made by the BOT

as required by circumstances arising at any time between annual meetings. (Such as filing the position vacated by the resignation of a committee chair)"

Question on whether a Board member should sit on a committee as chair or simply as a member. BF presented a resolution to permit Board members the authority to serve as chairpersons on committees. ADR Committee – Board should not sit on the ADR committee. Transition Committee – two Board members are required to be members. Members of committees shall be up for a vote at every annual meeting.

Q – Anything in the resolution to prevent a board member to chair more than one committee?

BF – The person that is chair of two committees is dropping from one of the committees so the issue is academic.

A copy of the list will be sent to the committees

Suggestion was made to change number of resolution to reflect the date the resolution is being presented.

Approval of minutes from the April Meeting

A motion was made to approve the minutes from the April meeting

As amended. See attached final version

M– BF S– DM
All in favor

Committee reports

ARC Committee-

Bob announced that the committee will be meeting the Wednesday before the Board meeting.

The following applications were approved by the ARC and submitted for BOT approval:

34 York–Request to install a Patio

25 Lexington Drive–Request to install a satellite dish

26 Lexington Drive–Request to install a patio

55 Lexington Drive–Request to install a roof mounted attic fan

Bob stated there are folders with architectural requests forms posted on the bulletin board if anyone is interested.

A motion was made to approve the 4 ARC applications

M - BF S- DM
All in favor

Recreation Committee

Carol-Reported the following events for the month

Pizza Night-to include grilled items
Pastel & Painting Wednesday-No classes in July

International pot luck supper
May the pool will open on the 22nd. 12 - 8
Ice Cream night.
Book Club
Ladies Night Out-See Dina Stout

Landscape/ Snow Committee

Dave Morris questioned P & A on the status of the snow damage walk-through.

Al reported that the plastic caps, sprinkler heads and boxes are scheduled to be fixed tomorrow, and the sod repairs are scheduled for the end of the week.

The flowers will be planted after the mulch is installed which is scheduled for the end of the month.

Q- There is no evidence that we ever received fertilization.

Al stated that the fertilization and pre-emergent was applied the end of March. The chemical needs water to be effective.

Q-When will the trees be replaced?

DM - The trees will be replaced in September-With a 2 year warranty

FM-Gave a brief presentation on the transition. Explaining bonded items-the discretion on the release of the Bond is with the township. In addition there is a transition engineering report to provide the Association, and the township which will aid in the release of the bond. Trees in the transition are on the low part of the list. The developer

usually does not replace trees on a piece meal basis but all at once. In the end there will be an agreement between the WMHOA and the developer and a release of the developer.

3 Buckingham reported that the irrigation box damaged by the snow plows still has not been repaired.

BF-We are working with the township engineer, and everything is a project.

Ticks-The landscaper contract does not cover ticks. We are looking into a price on ticks, but it is very expensive.

Weeding-Mary reported that Landscape Maintenance refused to weed the individual beds because not everyone wanted to do it. Greenleaf will do the weeds for \$ 10.00/month mulch an edging \$ 40.00.

The committee is meeting on Thursday.

Remember to turn on the irrigation systems so that the newly planted sod will take..

Covenants Committee

The committee is working on revamping the rules. The pool rules have been reviewed.

A motion was made to approve the pool rules as submitted.

M-BF S-MB

All in favor

BF-the committee got together and contacted all of the other committees to eliminate overlap.

Finance Committee

Dave reported that the finance committee-how are we in comparison with our budget. Dave stated that we are in good shape. We do not have much of a track record since we are still under construction. We are looking at the bills to get a better understanding. Dave reported that there is one large receivable-Al stated that the collection of the account is in transition between the two attorneys. The financial statements are posted In the clubhouse

Q-What is the procedure to request additional furniture.

DM-Send the finance committee a written request with an estimate.

Q-Status of the Year end audit draft.

DM—We have some questions regarding the audit and how much Beazer owes us at the end of the year.

Communications Committee

We are working on putting together a website.

Pools, Buildings and Grounds Committee

Bob Rushnak Stated that there is progress with the pool.

Mort Rosenthal—Stated that the second water meter was installed, pool has been cleaned and is ready to go. Fire inspections there was a list of items. Rich Wellington was here the other day addressing some of the items.

Transition Committee

BF stated that Fred Dreyer met with the engineer that designed the HVAC system for the clubhouse. This saved us a lot of money, and Beazer agreed to the inspection and analysis. Fred gave a brief report on the HVAC systems engineer. Air-works was involved with the design, however they did perform an evaluation of the systems. This saved us \$ 4,500.00 for the evaluation performed. There are 3 separate systems in the clubhouse. The thermostat for the meeting room is for the meeting room only— The thermostat that operates the center room is in the hallway leading to the bathrooms. The systems are not undersized.. We must remember to turn them off before you leave To not waist money and energy.

Wetlands

BF presented a report briefing Fran McGovern of the on-going issues. We are negotiating with DEP and Beazer. We have met with Shirley Turners office regarding the DEP issues. BF read a letter drafted from Shirley Turner's office to DEP. The letter addressed a number of homeowner issues. The letter is a start.

Q—Why were the ponds filled in?

BF—Beazer made a mistake—the ponds were created and were not supposed to be there.

BF—Provided AP with a letter to be sent to all of the homeowners stating for everyone to not place anything in the wetland mitigation areas.

Homeowner Advocacy Group

No report

Board Meeting

Bank Change– Al presented the Community Association's Bank–DM the bank specializes in community associations. There is no recommendations from the committee.

Trash– Al presented quotes from Waste Management for 64 Gallon container BF asked for the cost on a larger container (97 Gallon). It is an all or nothing contract. The bill will be sent to our management company, not each individual homeowner.

Dave Morris:

Drainage problems–if you have a question as to whether your house is on the list, he has a copy of the list at the meeting that your can review.

Signs–Al reported that the township does not have a problem they are waiting for the ok from the township engineer.

Fred Dryer recommendation to the Board–for a microphone to be used during July and August.

Q–Is this clubhouse large enough for 115 homes.

FM–It is an argument, but it may not be one you can win.

Community Input

Q–There should not be a problem with the drainage, but there is no topsoil. BF this has been brought up with Beazer. FM–Stated that this may be a homeowner warranty issue, and a transition issue.

MR–The township engineer made Beazer to take core samples.

Q - Problem with the landscape company, and the management company needs to be here to oversee the work– Al stated that a scheduled appointment with Ron from Landscape Maintenance this week during the day that they cut.

MB—There contract states that they were supposed to cut the first week in April, and they just cut the end of April.

EH—Spoke critically of the effectiveness of the management company.

MB—(Speaking as a homeowner) The lawn service contract has been violated. They were contracted to mow the grass 28 times starting at the beginning of April. They actually began mowing at the beginning of May. Will there be an adjustment in the fees paid?

With no further business, a motion was made to adjourn the meeting at 9:45 PM

M—BF

S—DM

All in favor

5-08-06

WELLINGTON MANOR

BOARD MINUTES

June 12, 2006

Attendance: D. Morris, B. Fortier, Dr. Howard Schwartz, Mel Bolick and A. Pellegrino, P & A Management, Inc.

Absent:

Call to Order: B. Fortier 7:05 PM

Introduction of Mosquito Control

A presentation was provided by Mercer County Mosquito Control Commission. He emphasized the identification and life cycle of mosquitoes. In addition, he said that it is difficult, but not impossible, to get West Nile disease here. We should continue to be careful about preventing mosquito bites. He also said that MCMCC already routinely attends to killing mosquitoes at Wellington Manor. The methods it uses are unique to mosquitoes to minimize the harmful effects on other animals. The filling in of the ponds makes it harder to kill the mosquitoes in that area. Before, it could put mosquito larva killing fish in the pond. Its options are limited for killing the mosquitoes in the wetlands that contain the overflow water from where the ponds were. He also stressed that we should call MCMCC any time we have a concern. The services are free.

Approval of minutes from the May Meeting

A motion was made not to approve the minutes from the May meeting.

M-DM S-HS

All in favor

Committee reports

ARC Committee-

- 59 Lexington Dr. approval of a patio as submitted
- 61 Lexington Dr. approval of a patio as submitted

- 12 Westminster approval of a screened in patio as submitted
- 15 York approval of window shutters as submitted

Motion to approve the four applications

M-BF S-HS
All in favor

- 21 Buckingham Drive - Conditional approval of a patio pending submission of square foot allotment proving the change meets the 50% percolation test.

Motion to approve based on conditional approval

M-BF S-HS
All in favor

- 23 Buckingham Drive-Request to install a storm door that does not meet the ARC Guidelines.

BF- Stated that the ARC committee needs to cite the exact guideline that the request does not meet when it turns down a request. BF further stated that the Board just received the request from the committee at 6:30 pm this evening and we did not have time to review this application.

A motion was made to hold the decision in abeyance until the Board can investigate further.

M-BF S- HS
All in favor

- 6 Westminster Court - Request for a fence. ARC recommends conditional approval. The application showed one gate opening in and one gate opening out. Both gates must open in.

A motion was made to approve the ARC's recommendation.

M-BF S-HS
All in favor

- 7 York Road-Request to in stall a gravel strip to protect the house from mower damage.

ARC recommends not approval of the application because they feel it would be unsightly.

BF stated that the application is not necessary, since it is a landscaping issue and needs not be addressed by ARC. Homeowner is free to make the change

BF stated that the BOT needs ample time to review applications that have not been approved by the ARC and thus should receive them at least a few days before the formal meeting.

Recreation Committee

Summer activities night—looking for participation

Ice cream Social June 11th with 26th

First Thursday night of the month pizza night will be held July 6th

Hot dog night July 9th and

Ladies night - Tuesday June 20th

Art classes—Not meeting for July and August

New homeowners have not received clubhouse keys and tennis court keys.

See attached copy of committee report

DM—asked if homeowners have not provided email addresses to contact Dave.

Pool, Building and Grounds Committee

Bob thanked his committee members especially Mort Rosenthal for being the main motivator for the committee. Everyone needs a pool pass, which are available at this meeting. The pool rules have changed to allow two 15 minute breaks by the lifeguards. There can be NO swimming before 12 noon and after 8 pm, when the lifeguards are not on duty. Bob asked for someone to research the cost (possibly a free one), complexity, etc, of defibrillators.

See attached report from Bob Rushmak

Bob presented the new plan for egress out of the building not blocked by the swimming pool gates (which was listed as a violation during the fire inspection). The door from the clubhouse near the men's dressing room will exit to the outside area, and not the pool area. Thus a person can exit the clubhouse and leave the area through this door. Beazer is paying for this change.

A motion was made to approve the moving of the gate to allow proper egress from the meeting.

M-MB S-HS
All in favor

There was much discussion regarding the installation of a heater in the pool. Some residents were concerned about cold pool water especially in the early summer. Others mentioned that, with the solar cover, the pool temperature water over the previous weekend was 80 degrees. BF stated that the pool temperature is monitored to determine when the solar cover is needed.

Fred Dryer reminded us of the need for a sound system so attendees in the back of the room and in the open area can hear what is being said. He said it would cost only a few hundred dollars. A request was made for Fred to resubmit the purchase of a PA system to the committee.

Landscape/ Snow Committee

Calleen Parson – provided a report from the committee – If you have any questions regarding landscaping issues, like the quality or timeliness of the mowing, call P & A Management, Inc., not Landscape Maintenance, our vendor.

Landscape committee contacted several other communities and landscapers to come up with a community beautification program. The purpose is to gradually increase the beauty of the community in a planned and less expensive manner over time.

A grass cutting guideline has been submitted for the community.

Question regarding Verizon and the lawn areas damaged by them. ?????

Landscape Maintenance was supposed to lay the sod today. Make sure you water the sod on your lawn or it will die. Fred Dryer wanted to know if Landscape Maintenance was done since the chips at the beginning of his walkway had not been addressed, and cannot be until the final layer of his driveway is applied.

Question regarding the lawn fertilization—asked that someone from P & A check into the coverage of fertilization to make sure that it is applied where and when appropriate. It appears that some areas did not get the proper fertilization. Al said that one of his workers checks for this kind of work on his weekly rounds.

Calleen stated that there is an application of weed control is scheduled for Tuesday.

Calleen responded to a request for tick treatment that the homeowners are responsible for maintaining their own yards. The estimate to treat the entire community is approximately \$9,000 which is outside our budget.

Finance Committee

DM stated that the committee has met several times.

Questions were made regarding some issues with the Audit and inconsistencies within the audit report and the auditor will be addressing the changes. Dave Morris, Chet Andres and Al Pellegrino met with Klatzkin, our auditors. We raised issues sent to us but residents and other issues we developed ourselves. Since the audit we received was only a draft, many of the concerns were already remedied. Klatzkin is researching others. The Finance Committee tomorrow night will develop a recommendation to the Board as to how the issues be responded to.

DM stated the committee has looked into alternative banking—Bert has presented a plan developed primarily by he and Chet to spend less and earning more—Presented with P & A's help we will be working with a community bank in Arizona

A money market will be opened up of 1.9%

The reserve account and transition account we are looking into where to park these accounts. Chet stated that the offers that you may see regarding interest income on CD's in not for commercial accounts.

Transition Committee

BF—stated that the committee will be meeting within the next week. Through Bob and Fred's efforts some issues have already been resolved. BF asked if you have any issues that need to be added to the transition list to email Al and copy the Board. We are close to signing a contract with the Engineer.

Covenants Committee

A final draft is in the process of review with the committee. The committee needs a meeting with the Board to address some issues that may need rules changes (i.e.: For Sale Signs) A draft should be ready for the BOT a week from this Friday.

Communication Committee

Fred Dryer—Stated the committee is working on the development of a website—providing resident only access. Looking into possibly setting up a computer in the clubhouse.

FD stated it would be less expensive if P&A could just set up documents on the website rather than photocopies.

Board Meeting

- Trash—Al presented quotes from Waste Management \$ 15.80 and Raritan Valley \$ 19.50 for 64 Gallon container with 100% participation. This will be reviewed by the BOT to determine if it is implemented. Issues raised by the residents included: some residents are not here all year but would have to pay all year, some with small containers believed that would be an increase for them, others felt that not everyone uses all the services of the association (such as the tennis courts and pool) and thus we don't have to hire services that everyone benefits from, but those that the community overall benefits from, other factors considered also.
- Banking Change
 - A recommendation has been made to switch the current operating account to the 1st National Bank of Arizona
 - A motion was made to accept the Committee's recommendation to move the operating account to 1st national bank of Arizona.

M-BF

S-DM

All in favor

Wet Lands

BF presented a report outlining a meeting to be arranged with Senator Shirley Turner and DEP July 19th. The Commissioner of DEP is expected to attend. This is one of our last changes to get DEP to minimize the existing wetland requirements. Someone asked if homeowners could attend this meeting. Bob said that that decision has not been made. It will be made based upon what the Board believes will best present our case to the Commissioner.

Signs

- Al presented that the sign installation ('For Residents and Guests Only', 'Pick up after your Pet', etc.) has been approved by the Township. Al will notify the utility company to mark the utilities so a sign will not inadvertently hit one of their lines.

Q- Is there a policy to prevent outsiders from coming into the community?

BF-We don't have a policy. We are not a gated community and these are public streets.

C-There is a township ordinance that you need to curb your dog.

Community Input

BR-Pool passes need to be picked up.

Q-What is happening with the lights?

BF - The lights are being handled with the township and PSE&G to determine the adequacy. This could take about 6 months.

Q-Is Beazer permitted to place the for sale signs on the property.

BF-They are temporary signs and they will come down.

DM - made a request for email addresses.

MB-Addition 4 is posted for the committee member list.

With no further business, a motion was made to adjourn the meeting at 9:25 PM

M-BF

S-DM

All in favor

01/20/06

WELLINGTON MANOR

BOARD MINUTES

July 10, 2006

Attendance: D. Morris, B. Fortier, Dr. Howard Schwartz, Mel Bolick and A. Pellegrino, P & A Management, Inc.

Absent: None

Call to Order: B. Fortier 7:05 PM

Approval of minutes from the May and June Meetings

A motion was made to approve the minutes from the May meeting, with the reference to the Homeowner Advocacy Group deleted and June meeting.

Comments: Al will check the April minutes, if the advocacy group comment was made that section would be struck from the minutes.

M – BF S – HS

All in favor

Committee reports

ARC Committee–

- 65 Lexington Dr. approval of a patio as submitted
- 35 Buckingham Dr. submission was not approved due to the location of the patio and the road in accordance with the rules.
- 5 York application was not processed because the person has not yet closed on the property. The application is on hold.

For more detail, see ARC report.

BK – A number of projects that were approved prior to the re-grading by Beazer were on hold until that work was completed and now they are being completed. Questioned has

been made regarding the enforcement of projects that were not approved by the ARC or not constructed as approved or never submitted applications. BF feels that the ARC committee should have the authority to enforce. The concern is not to overstep the bounds of other committees.

Cindy Smith's question regarding re-grading of the homes by Beazer was clarified as a non ARC issue by Bob Kowalewski .

Comment – originally there were 10 homes Beazer was going to re-grade, and now there are 20 homes and Hopewell Township is monitoring the progress.

Motion to approve the ARC recommendations as submitted.

M – BF S – MB

All in favor s.

Motion was made approve the following resolution: The Architectural Review Committee is hereby given the expanded responsibility to review the homeowner's inventory of construction projects to report on compliance with ARC Guidelines, and where appropriate, Board of Trustee approved changes and or any "unauthorized construction projects where the ARC determines that no application has been submitted.

M – BF S – MB

All in favor

Recreation Committee

Pool party and hotdog party was held.

Water Aerobics

Summer activity nights were postponed due to the weather.

1st Thursday pizza night still a success.

Ladies Night will be

For details see attached report.

Pool, Building and Grounds Committee

Bob Rushnak reported that the order has been placed for additional furniture. It is not due until end of July or beginning of August.

Bob Rushnak questioned the quality of the guards and the cleanliness of the pool. We will be assigned 3 guards on a rotating basis.

The water chair should be above water when not in use.

Pool Passes – everybody should have received their passes by now. June newsletter lists some of the rules – only 6 guests are permitted – resident must stay with their guests. – Rules will be strictly enforced.

Sprinklers on common ground have been repaired.

On Wednesday at 2:00PM a meeting will be held with Rich Wellington and the PBG committee. Mel Bolick from the BOT will be in attendance.

Windows and windowsills have been cleaned.

Bob Rushnak reported that someone has taken the tennis court key from the bulletin board. If anyone needs a key to contact P & A Management.

For more detail see attached report from Bob Rushnak

Landscape/ Snow Committee

DM – Mosquito Control was out to spray the property to kill the larva. If you have a problem with adult mosquitoes you need to call the Mercer County Mosquito Control Commission. While Wellington Manor is on its list of routine maintenance, those individuals that call in about a problem get higher priority.

Finance Committee

DM stated that the committee has met with Klatzkin and P & A regarding the audit – Klatzkin will be meeting with the committee, BOT and a couple of homeowners. Some of the changes have already been made to the audit from changes that committee has pointed out.

DM – stated that the new bank is now in place. You can have your money automatically take out of your account at no charge, or out of your credit card account with a \$ 10.00 fee.

DM – Budget we are currently on target. There are some requests that have been made for expenses that are not budgeted.

DM – Thanked Bob Rushnak for finding \$ 5,000 in the Beazer budget which went toward the purchase of new furniture.

Transition Committee

BF – Stated that we have signed a contract with the engineer. A packet from P & A have been sent to the attorney of transition documents. The strategy we are taking with the PBG committee is to accomplish removing some of the minor issues.

Transition audit – There is a separate cost to insure that the community received everything that we were due. Two companies who do this kind of audit for a living have been contacted and we are looking into it. These companies have been recommended by our attorney.

Covenants Committee

Lou DeLauro stated that a final draft will be completed by the end of the month, due to the vacation schedule it was not ready by the beginning of the month.

Communication Committee

DS – Have not worked much on the webpage working on costs – should be ready by the end of the summer. Start up costs will be submitted for payment.

Board Meeting

- Trash – After much discussion. The program needs to be detailed. Al stated we need direction and define the process – size containers, frequency, and if a pro

Wet Lands

BF a meeting is scheduled with Senator Shirley Turner and DEP on July 19th. The meeting participants will include LD, JH and landscape committee members. Tomorrow night in preparation for the meeting there will be a dry run of the contributors.

Signs

Al will contact Jack to check the status of the signs.

Clubhouse Defibrillator

BF - Will cost about \$ 2,000.00. A report has been put together by Mary Schultz. The Board feels that when we can find the funding for the purchase we will move forward. Question regarding requiring training. Bob Rushnak indicated that the model is largely self explanatory although training may be helpful.

MB – requested that we approve it and allow the finance committee to review the proposal to determine if we have the money. DM – It is not the finance committees position to approve it is up to the Board.

A motion was made to purchase the defibrillator and find the money.

M – MB S – HS
All in favor

Comment – We could send a flier to the residents to seek donations. Al to coordinate with Dena Stout

Question – Could the lifeguards be or are they certified. BR – It is not a requirement

Comment – It is a medical factor. It is the responsibility of the Board to approve it.

Clubhouse Sound System

BF – We have received a copy of the specification – We are looking for a volunteer to see which is the best system for the clubhouse. Bob Rusniak will look into the purchase.

Clubhouse Files

BF – Would like to purchase a four drawer filing cabinet. HS will look into the purchase and let Al know. Howard will try to acquire from Rider University. .

Siding

DM – Stated that the siding manufacturer is going out of business. Al stated that the company ending its operation.

MR – was able to secure the warranty for the siding – Alcoa should still be liable.

MR – Beazer is unable to issue warranties for some of the home components. Would like to see the Board address this with Beazer.

BF – The homeowners advocacy group should work on this. The transition committee will address the clubhouse.

Regarding the siding issue, Bert Sutker will contact Alcoa.

Community Input

Question – Driveway – what is happening with the driveways that were sealed by Verizon – Al stated that he has met with Verizon requesting that the driveways that were patched completely across the driveway be replaced. The person that can approve the replacement was on vacation, and is due back this week. We expect to hear from them by the end of the week.

Question – Street Paving – DM Beazer is supposed to notify us prior to paving. It is scheduled for sometime in August or September.

Question – Can homeowners receive a copy of minutes. Al stated just contact our office and we will send a copy of approved minutes. A copy of the approved minutes are posted on the clubhouse bulletin board.

Question – Any way the road can be designated as a one-way street. BF will check with Hopewell Township.

Question – Any thing been done with the township on street lighting. BF it has not been done yet. But is still on the list of active topics.

With no further business, a motion was made to adjourn the meeting at 8:30 PM

M – BF

S – DM

All in favor

WELLINGTON MANOR

BOARD MINUTES

August 14, 2006

Attendance: D. Morris, Dr. Howard Schwartz, Mel Bolick and A. Pellegrino, P & A Management, Inc.

Absent: B. Fortier

Calleen Parsons presented a 50/50 offering to benefit the landscape committee.

Mort Rosenthal – stated that the bylaws requires everyone receive a copy of the minutes and monthly notice must be sent to everyone.

Al stated that the Board meeting can be made in one notice at the beginning of the year.

Call to Order: D. Morris 7:05 PM

Approval of minutes from the July Meetings

A motion was made to approve the minutes from the July meeting.

Committee reports

ARC Committee–

- 45 Lexington Dr. approval of a patio, front walkway and attic fan has been deferred to the next meeting since not enough time was given to review.
- 5 York application was to install a fence the ARC has recommend approval.
- 50 Lexington Dr. Request for a deck – ARC has not recommended approval in accordance with the township guidelines.

The ARC committee shall be doing a review of the property for compliance of the rules – the report will be made available at the next meeting. Bob reported that the committee is seeking a secondary committee to help out with this task.

- Question regarding the installation of a screen door for health reasons. The Board will send a letter of everything the Board will require before they can approve the request.

Motion to approve the ARC recommendations as submitted.

M – MB S – HS
All in favor

Recreation Committee

September 26th Doughnuts and coffee

August 27th Pool party and hotdog party was held.

Water Aerobics

Sports night

Pool Closes Sept. 4th

Pool, Building and Grounds Committee

Dave complimented Bob Rushnak and the committee for their work.

Bob has acknowledged Mort and Bob.

Bob Rushnak reported that the pool is running smooth – He as checked with the Health Department and the water quality is good.

Bob stated the problems that we have experienced with guards.

Report was given on a microphone – the issue will be turned over to Fred Dryer to follow up.

The committee met with Rich Wellington to address common area issues.

The tables that we received were the wrong ones. We have 20 new lounge chairs. At no cost to the association.

Bob reported that there were requests to extend the pool hours passed Labor Day. The pool will not be extended due to the repairs to the deck that needs to be addressed immediately after Labor Day.

Final

8-14-06

Bob commented on the need for a lifeguard.

Al stated that if there are issues with the guards homeowners should contact the management office.

Landscape/ Snow Committee

Callen Parsons presented the landscape committee report.

Jack met with the sign contractor – signs should be up by the middle of August.

Calleen reported that she is in contact with Rutgers Extension on appropriate plantings.

Finance Committee

DM stated that the committee is working on budget items and we are ahead of budget.

We are looking to investment the funds in the Transition and Capital Replacement items.

The committee has recommended that the transition account be deposited in a Money Market account with Hopewell Valley Bank, and the Capital Replacement account be deposited \$ 12,000.00 into 2 - 6 month cd's and \$ 12,000.00 into 9 month cd's.

A motion was made to deposit the funds in Hopewell Valley Bank as noted above.

M – DM S – HS
All in favor

Insurance has been reviewed by the committee with the insurance agent – Bill reported on the coverage of the associations insurance as spelled out on the declaration page supplied by Nottingham Agency. Regarding Business owners policy, General Liability, Hired Auto, Umbrella, Workers Compensation, Surety Bond, and Directors and Officers Liability which covers all Board members and committee members. Coverage we do not have is that there is no coverage on the pump house.

DM – The committee has drafted a letter to the Auditor regarding the Audit.

DM – Alcoa will be keeping enough supplies to cover warranty issues.

Transition Committee

Final

8-14-06

DM – Explained that the transition covers all common property. Kipkon has been hired to review the capital items. Fran McGovern was hired as the associations transition and general counsel. We may hire an auditor for the transition.

Q – Does the pond on the north end is it covered by transition. DM stated that the issue is currently being addressed between the DEP and Beazer.

DM – Stated that the wetlands along the sidewalks along Buckingham were planted in the wetlands and will need to be corrected.

Mort Rosenthal - Requested a list to address with Beazer to handle through Transition.

Covenants Committee

Lou submitted a revised version of the Rules & Regulations to the Board for review some items are still up for discussion since not all committee member were in agreement with the draft.

Communication Committee

DS – Reported that \$ 1060.00 has been collected for the defibrillator from 23 residents.

The website is under construction – Mel is working on obtaining electronic versions of the important documents. Only residents will have access to the site.

Fred Dryer is working on getting a computer for the clubhouse.

C – The emergency squad questioned why the association should have a defibrillator. Mary Schultz – Reported that the kit instructions are very clear. American Red Cross requires a 3-4 hour course in order to certify you. It will teach you CPR – 2 years certification.

Board Meeting

Wet Lands

Final

8-14-06

DM reported that the Board has met with the Commissioner of DEP along with two deputy commissioners. The commissioner is on the homeowners side. She did state that both the Association and Beazer can be fined. She stressed that the homeowners should not do anything in the rear of their property that could affect the wetlands. The Association can be fined if they are not in compliance.

Q – Bob K. Is currently cleaning the dump in the wetland area behind his house which contains brake shoes, glass and other material. DM stated to call DEP. DM stated that he will bring it up with Dan Duncan at tomorrows meeting.

Clubhouse Defibrillator

DM stated that he will leave the purchase up to Mary Schultz.

Clubhouse Sound System

DM – Reported that Fred Dryer is working on the issue.

Energy Star – Mort Rosenthal gave a presentation of the lack of the homes being energy star certified. Mort presented a letter from Beazer – Dan Duncan – That Beazer Homes effective April 1, 2005 will no longer advertise the Energy Star program, however they would use the same materials. Beazer has tested 6 homes for Energy Star certification. It is suspected that the homes that were tested did not pass. MR Suggested that the homeowners write to the township - William White.(Construction Officer)

MB – Stated that if you have any issues with Beazer that you email them weekly until you get results.

Mort Rosenthal stated that some of the heating systems are defective, you need to write to Beazer quickly.

Mort Rosenthal – Stressed to the Township Manager to hold bond monies. DM – stated that the Township Engineer will contact the Board prior to releasing and bond money.

Callen Parsons suggested that the homeowners start going to the town meetings and voice your concerns.

Q – How is the Board doing on the for sale sign issue. The covenants committee has the change in their recommendations.

Driveway Sealing

MB – Stated many homeowners received notice to re-seal their driveways – Mel stated not to reseal every year.

Final

8-14-06

Community Input

Q – What happened with the garbage issue?

DM stated that the issue has not been resolved.

Q – What has happened with the signs along the wetlands.

DM – DEP has recognized the issue and has asked us for a list of home affected.

Q – Has Beazer stopped addressing the drainage problems?

DM – He will address it with Beazer.

50/50

A total of \$ 45.00 collected for the landscape committee.

With no further business, a motion was made to adjourn the meeting at 9:00 PM

M – DM
All in favor

S – HS

Final

8-14-06

WELLINGTON MANOR

BOARD MINUTES September 18, 2006

Attendance: D. Morris, B. Fortier, Mel Bolick and A. Pellegrino, P & A Management, Inc.

Absent: Dr. Howard Schwartz

Call to Order: B. Fortier 7:05 PM

Approval of minutes from the August Meetings
The minutes will be reviewed at the next meeting

Committee reports

ARC Committee–

- 4 Buckingham Drive – Request for a patio – ARC has recommend approval
- 45 Lexington Request for an attic fan - ARC has recommend approval.
- 50 Lexington Dr. Request for a ground-level deck – ARC has recommend approval
- 51 Lexington Dr. Request for a patio – ARC is recommend a conditional approval. Based on redesigning the entire side of the patio not to extend past the bump-out of the house.
- 53 Lexington Drive – Request to install a patio - ARC has recommend approval
- 72 Lexington Drive – Request for a screened in porch and addition of a patio – ARC is recommending a conditional approval Based on redesigning the entire side of the patio not to extend past the bump-out of the house.
- 28 York Road – Request for a patio – ARC has denied the request because the bump out exceeds past the side of the house and the wall constitutes a

Robert Kowalewski – Has stepped down as chair person with three additional committee members have also stepped down. Bob stated that he does not feel the committee has the support and direction from the BOT that is required. Jeff Hewittson has not provided his position at this time.

R. Fortier – Stated that the Board has discussed the issue and the Board will provide the committee with the support to permit the Committee the authority to enforce the rules and regulations and guidelines. R. Fortier – asked the committee members to reconsider and not to resign.

D. Morris – Echoed R. Fortier's comments and concerns.

Comments – Homeowners need to abide by the rules and people have gone forward and made improvements without approval. What is the Board going to do?

R. Fortier – Stated that the issues will be handled on a case by case basis. There is a fining system in place.

Q – What the basis of the rules and the bylaws

D Morris – Stated the basis is contract law.

A motion was made to provide support for the ARC.

M- Mort Rosenthal S- Lou Delauro

R. Fortier – Asked that the committee defer their decision until next Board meeting to provide the Board to prove the support for the committee.

E Honigman – Stated that homeowners that are in violation may be willing to pay the fine, what about correcting the violation?

M Bolick stated that he would not approve any of the conditional approvals until a letter is received from the homeowners agreeing to the conditions of the approval.

Motion to approve the ARC recommendations as approved as requested..

4 BD, 45 LD, 50 LD, 53 LD,

72LD approved as revised.

M – MB S – BF
All in favor

BF – Has requested that all approval letters be sent to Bob Kowalewski prior to distribution. Al will send them via email to the Board and committee.

Recreation Committee

Dot Andres and Carol Mellilo presented a report of the summer activities.

Active Fall Season planned

Water color and pastel painting.

Halloween party and parade for the grandchildren

Pizza night will continue

Lady's night out will continue.

Winter open house – December

Lady's Poker night – forthcoming

Saturday Coffee will resume

September 20th Next committee meeting.

B Fortier commended Dot and her committee for a job well done.

Pool, Building and Grounds Committee

Bob Rushnak- Thanked Mort Rosenthal and bill Giancola for their work on the committee.

Commented on the a/c noise, and stated that there was not a simple fix.

600 residents signed in at the pool register – feels people failed to sign in and we probably had over 2,000 people.

Bob commented on the lifeguards.

Committee members need to oversee the workers hired by the Board and report to someone in authority.

Committee invited Herb the lifeguard to the hotdog social and presented him with a card.

Six additional tables will be delivered from Beazer for next year.

Storage has reached its limits.

Decking was replaced around the pool.

A 4-step pool ladder is on order through Beazer.

Bob – Satisfied with Sparkling Pools this season however asked for a conference with the Sparkling representatives for the Board and Committee. Prior to signing a contract.

E Honigman – Commended Bob for the work that he did with the pool.

Landscape/ Snow Committee

Chet Andres provided a report from the landscape committee.

Chet stressed not to do anything that will affect the neighboring properties.

Community signs – Thanked Jack Burger for the work that he did in

Complaints were reported to Ron Hoss of LMS regarding weeding on the common grounds and the beds were weeded.

The committee and the Board met with Barbara Bromley of Rutgers Extension Service and provide a lot of good ideas for planting.

E Honigman – Magic Touch provided a price of \$ 30.00 to winterize the irrigation systems.

Committee checking on when the fall flowers are going to be planted.

Carl Anderson – Wants to know the sense of the signs at the entrance of the community – stated that the community is not a gated community. Chet Andres stated that if someone from the outside is hurt we could be held liable without the signs.

Comment – There are missing trees that need to be addressed.

MB stated that Barbara Bromley pointed out the 7 foot trees planted between the homes will grow into 30 foot trees.

Finance Committee

D Morris – Reported on the cash and investments. Moneys are in long-term CD's 6 month and 9 month CD's – The finances are in good shape in comparison to budget. Snow removal was less than what was expected. \$ 48,000.00 in the operating account to be used to pay \$ 24,000.00 liabilities by the end of the month.

The transition account will cover the engineering costs. We will also look into a financial audit.

DM Commented that there is an account in litigation for collections.

Financial Statements are posted in the clubhouse.

The committee is working on the budget for next year. Looking for input from the community on the types of services the community is looking for.

Bill Giancola - Committee is recommending each homeowner purchase loss assessment coverage for the homeowners to check into with your carriers for \$ 25.00 you can get \$ 25,000.00. Bill gave a breakdown of the Association coverage. We recommended to the Board to cancel the terrorism coverage and lower the surety coverage down to \$ 100,000. RF signed the documents to execute both amendments to the insurance coverage.

Question regarding if we are going to get lights – DM stated that PSE&G and the township are working on a solution. M Rosenthal expressed disappointment for information from the Board with a number of questions. He provided that questioned issued 3 months ago that they be answered by the end of the month. In addition, the monthly financials should be sent to the homeowners via email.

DM – Stated we have answers to most of the questions, however Klatzkin is working on providing additional information along with an additional cost of \$ 500.00.

BF commented that the lighting is being handled through PSE&G.

Transition Committee

B Fortier – There is a meeting Thursday – The engineer has all of the documents it needs except the plans of the clubhouse – BF asked if anyone can make the copies. BF asked M Bullock to pick the documents up from the township.

Transition report should be completed by the end of December. – We have been compiling a list of items that have not been addressed. The only issue in question is the need for a financial audit.

L Delauro – Asked if the list can be shared with all of the homeowners. B Fortier stated that we do not want the list to be widely distributed. If Beazer were to get a copy before the list is completed than we could give Beazer the idea that we have a final list when in fact it isn't final yet.

D Morris – Commented that the landscape plan are being reviewed by the township engineer and have identified plants that require replacement – Beazer is on the schedule to replace them.

Q – Was the issue of the amount of top soil resolved

M Rosenthal – Met with Mr. Marsh from soil conservation – 13 % of the soil is suitable for growing grass. Soil Conservation has stated that we should have 5" of top soil compounded to 4"s - Soil Conservation is only concerned with the growing of grass.

Tom stated that for fire protection, vegetation should be 30 feet from the homes – He stated that the he would like to make a request to DEP to remove trees and brush away from the homes . B Fortier stated that regarding the lawn areas we have made a request to DEP for a 50 foot buffer. The committee will present this to DEP.

Covenants Committee

Lou DeLauro - A draft is in place and needs to need with the Board

M Rosenthal – Energy Star – The company originally hired to inspect the homes and certify them for Energy Star – Beazer stated that they will be back to re-inspect.

R Fortier stated that homes sold by Beazer at WM after April 05 Beazer stated that they will no longer be certified Energy Star – will they be tested – MR no.

Tom stated that there will be an independent report and testing prior to Energy Star certification. Cool Vent is out doing a retrofit for compliance with Energy Star. You need to contact Mr. White with the township.

C Mellilo questioned what is happening with the driveways damaged by Verizon. Al stated that the driveways that were patched completely across the driveway will be replaced by Verizon.

Communication Committee

No one in attendance

Board Meeting

Wet Lands

D Morris reported there is a meeting with DEP and Beazer and we have asked to be included in the meeting to determine where the mitigation signs and transition areas and demarcation areas. D Morris stated that the orange fences are temporary.

R Fortier – DEP stated not to agree with anything with Beazer until you pass it by DEP first.

Clubhouse Defibrillator

Mary Schultz Stated that the specs for the unit is being worked on.

Clubhouse Sound System

Deferred until next meeting

With no further business, a motion was made to adjourn the meeting at 9:15 PM

M – RF

S – DM

All in favor

WELLINGTON MANOR BOARD MINUTES

OCTOBER 9, 2006

ATTENDANCE: D.MORRIS, H. SCHWARTZ, M.BOLICK, R.FORTIER

ABSENT: AL PELLIGRINO

The meeting of October 9, 2006 was called to order at 7:10pm by Vice President, Dave Morris.

Howard Schwartz reminded the residents that he, Lou DeLauro, and Rick Salmastrelli have arranged for a political discussion between the two candidates, David Sandahl and Mike Chipowski, running for Hopewell Township Council. The discussion will take place at 6:30pm, October 24, 2006 in the clubhouse. A large number of residents indicated that they would attend the discussion.

Recognizing that October was Fire Prevention Month, Bob Rushnak explained the exit signs and which ones could and could not be used during an emergency. Signs posted inside of the clubhouse meeting room where there are exits not to be used in case of fire.

Bob introduced John Schaeffer of the Hopewell Valley Emergency Services unit who gave several important facts about fires and how to prevent them. He asked the homeowners to be especially cognizant of neighbors who might have difficulty in a fire situation and to be helpful to them if and when it becomes necessary.

The August and September 2006 minutes were approved with the correction of one spelling error by a 4-0 vote. Someone suggested that the May minutes had not been posted in the clubhouse. Dave said that the BOT is aware of the issue and will remind P and A Management to post the minutes in a timely fashion.

COMMITTEE REPORTS

ARC- Bob Fortier spoke for the ARC Committee and stated that the BOT had accepted the resignation of the ARC members and that for the time being the BOT would handle the ARC responsibilities. Bob stated that the process developed by the BOT and executed by ARC in the past was flawed and that the BOT had acted in an inappropriate fashion by accepting Arc's recommendations without questioning the approvals, but only the denials. The BOT did not examine all applications closely or check the final construction so as to recognize flaws in the procedures and rules. That will not happen again. We will use this opportunity to improve the process including reviewing projects the ARC recommends for approval and denial. The process will now be expanded in the following way:

- (1) approval

- (2) Inspection after work is done by a member of ARC, a member of the BOT, and a member of the Management Agent.
- (3) H.O. will be given approval or denial (with specific reasons) of the modification at this time.
- (4) H.O will be held responsible to get in touch with the P and A MGT group when it is time for the inspection.

The ARC rules must be upheld and clarified. Bob said that the rules need to be addressed and adjusted where necessary.

We must interpret the spirit of the rules and not just the rules themselves. The BOT is not intending to make this litigious community and will not engage in "rule" hysteria.

Mel added that changes must be discussed with neighbors and neighbors must be informed of their neighbor's plans. A NEIGHBOR NOTIFICATION OF MODIFICATIONS form will be added to the application process for construction and landscaping applications.

Bob Fortier added that the process must be slowed down and cannot be a speedy one. A lengthy discussion ensued about the Byrnes' property.

Four applications were approved:

- (1) 51 Lexington-Maxwell- patio approved with conditions, not to exceed 3'0" from the home without bump out
- (2) 72 Lexington-Rutt- sun room and patio approved with conditions, not to exceed 3'0" from the home without bump out
- (3) 10 Westminster-Colucci-Patio approved as per application
- (4) 32 York- Shotwell-Patio with sitting wall approved as per application. Each of the approved homeowners will complete a Neighbor Notification of Modification form as soon as possible.

All new applicants will include a Neighbor Notification of Modifications form.

RECREATION COMMITTEE

Carol Melillo discussed various social events which had occurred in the past month and focused on upcoming events which are posted on the calendar in the clubhouse and the monthly newsletter. Halloween events have been scheduled and the Men's Poker Night has been expanded from 2 to 4 times per month.

POOL, BUILDINGS, AND GROUNDS

Bob Rushnak reported on a number of results including that the HOA saved considerable money by having Beazer seal the rubber joints around the pool. He also suggested that Michael Joseph of Landscape Systems of America be consulted about some community and individual homeowner landscaping problems. This was approved,

LANDSCAPE COMMITTEE

Fall plantings were installed at the entrance of Wednesday, October 4.

Eileen Honigman organized the winterizing of our sprinkler system. She got a price of \$30 for each homeowner

Suggestions for beautifying our community were made by Furman Miles from Brickman Landscaping

A monthly figure will be discussed for next year's budget on Thursday, October 12th

On September 29, Jack, Mary, and Calleen inspected the community to find out if landscaping transition problems had been corrected. The answers were given to the Transition Committee on October 5th.

FINANCE COMMITTEE

Dave Morris reported that the checking and money market accounts have been transferred to Hopewell Valley Bank and that our banking needs are now being met. He asked for suggestions on how and where to spend money in the next budget and indicated that maintenance is still a critical issue in planning the budget.

TRANSITION COMMITTEE

Bob Fortier announced that the final punch list is almost completed and the target date for the report to be completed is December 16, 2006. Bob stated that a vital issue facing the Transition Committee is whether or not to have a forensic audit.

COVENANT COMMITTEE

Lou DeLauro stated that the committee and the BOT met last week and will meet again about reviewing and revising the Covenant.

COMMUNICATION COMMITTEE

Dave Morris said that the web site was in the final stages of construction, according to the chairperson, Dena Stout.

OLD BUSINESS

Wetlands- There was an update on the wetlands. The DEP is negotiating with Beazer about many of the issues which concern homeowners. There was a recommendation for the BOT to bring back the status of the DEP negotiations.

Defibrillator- Mary Schulz reported on the defibrillator which is on order and which will be here in November. Checks for the training session are due by Nov 1. November 8 at 2pm and 6:30pm will be the training sessions at a cost of \$45/person.

COMMUNITY INPUT

Bob Rushnak asked that anyone in the community, who wished to donate some winter clothing and coats, drop them off at his home, 59 Lexington Drive and that he will take them to the Knights of Columbus of Hopewell.

The meeting was adjourned at approximately 8:50 PM

Respectfully Submitted,
Howard Schwartz, Secretary
Board of Trustees
Wellington Manor

Wellington Manor Board Minutes.
November 13, 2006.

Attendance: Mel Bolick, Bob Fortier, Dave Morris, Howard Schwartz, and Al Pelligrino, P and A Management Inc.

The meeting was called to order by President Bob Fortier at 7:03 pm.

Abigail Waugh, Director of the Hopewell Senior Services Advisory Board was introduced by Ann Bolick. Ms. Waugh made some comments about the services offered by her agency and left pamphlets and questionnaires regarding senior needs and services in the community.

Approval of minutes from the October Meeting

A motion was made to approve the minutes from the October meeting. The spelling of Ruth Rott was corrected to read Ruth Rutt.

M – D. Morris S – HS

All in favor

Committee Reports

ARC- Bob Fortier

1. At the September HOA meeting, the BOT took over the duties of ARC and regretfully accepted the resignation of the ARC members.
2. The BOT has met since then as the temporary ARC committee.
3. The application process has been expanded
4. The new acting ARC Chairman is Mel Bolick
5. The goal of the BOT is to clarify the process, making sure that it works, and then reconstituting an ARC composed of members other than the BOT.

RECREATION- Dot Andres

1. Discussed the many activities which the committee planned and executed including Halloween festivities, decorations for the holidays, the Community Holiday Event scheduled for Sunday, December 3 from 5-8.
2. Other activities including ladies luncheon(Nov 30), ladies night out(Nov 14), Christmas Tour(Nov 29), Pastel and water painting classes, men's and women's poker nights and book club.
Rec Committee will be decorating the clubhouse after Thanksgiving- Dot asked for donations of decorations.
3. The next meeting of the Recreation Committee will be November 15th when the 2007 calendar will be constructed.

The recreation committee was commended for all of their hard work.

POOL, BUILDING, AND GROUNDS COMMITTEE- Bob Rushnak

1. Bob discussed the installation of a sump pump.
2. The need for 3 more concrete slabs to be replaced was explained
3. The sound and P.A. system was explained and the warning that **NO ONE EXCEPT AUTHORIZED USERS SHOULD TOUCH THE SYSTEM.**
4. Fred Dryer was thanked by the homeowners for all of his expertise in setting up and instructing the committee on the usage of the PA system.
5. The exercise room was discussed and there is a need for a motor to be replaced in Treadmill #1. The new motor will be replaced under warranty.
6. A survey suggested that the recumbent bicycles were little used and Bob made the suggestion that we might sell a few and use the money to purchase additional equipment.
7. Beazer has done some work on the tennis courts and that resurfacing is needed every 6-8 years.
8. Homeowners must be responsible for garbage removal when they have events in the clubhouse.
9. There is a bell to the clubhouse
10. We need a new phone system in the clubhouse. A multiple wireless handset system should be added to the existing system, which should be kept for use in the event of a power failure.
11. A number of residents were complimented by Bob for working tirelessly on behalf of the homeowners

LANDSCAPING COMMITTEE- Chet Andres

1. There was an offer by Landscape Maintenance (LM) to reimburse the community in the form of additional plantings in the spring 2007 for missed grass cuttings
2. An overall plan will be required from LM
3. Immediate landscaping concerns are for the entry to Wellington, the central island, and the exterior of the pool/
4. P and M ha planted some improper trees and Beazer will be notified about the kind of plantings we would like to have in the spring.

FINANCE COMMITTEE- Dave Morris

1. Budget for 2007 is being prepared
2. Input is requested of all homeowners who wish to be part of the budget planning process
3. All of the information will be calculated soon.
4. We are solvent at this point.

TRANSITION COMMITTEE- Dave Morris

1. A punch list has been sent, but it is not the final one.
2. The list will be sent to the attorney and then the engineering company who will do the final review.
3. The Homeowners should inform the Transition Committee of any items still to be added.
4. The engineering company, Kipcon will study the Building, Grounds, and Pool. Bob Fortier – Reinforced the need for a transition accountant review.

COVENANT COMMITTEE- Howard Schwartz

1. The Covenant Committee has received suggestions, recommendations, and revisions of the draft of the new Covenant and will report to the BOT within the next two weeks.

COMMUNICATION COMMITTEE -

Web Page is up and running. bot@wellingtonmanor.org will become the address if you wish to communicate with the Board via the website

Almost \$ 1,700.00 has been collected for the defibrillator.

OLD BUSINESS

1. Defibrillator- Mary Schulz purchased a clear case cabinet to house the defibrillator. She asked that NO ONE open the instrument because it is alarmed and will begin to operate.
DON'T OPEN DEVICE UNLESS YOU PLAN TO USE IT.
 - a. It will be housed outside of the exercise room
 - b. Machine must be checked once a month by authorized persons only.
2. A first aid kit was recommended for purchase.
3. A landline phone for the clubhouse was recommended.
Bob Rushnak – Stated your first call is 911 – if you are using a cell phone provide address, county, and city. Use land line when possible.

NEW BUSINESS

1. All homes have been closed which will trigger the election of a 5th Board member
2. Candidates' night will be December 4th (Monday)...all are invited to submit their names for candidacy.
3. Lou DeLauro will serve as chair of the candidate's night committee
4. IF YOU ARE INTERESTED IN RUNNING FOR THE FIFTH BOARD SEAT, PLEASE SEND OUT YOUR RESUMES TO THE COMMUNITY IF YOU WISH.
AT THE NIGHT

QUESTIONS WILL BE ASKED OF EACH PERSON RUNNING FOR THE OFFICE. THE BOT ASKED FOR HOMEOWNERS TO GIVE OF THEIR TIME AND SERVE ON THE BOARD AND ON COMMITTEES.

5. There will be an election of two members of the Board at the February 2007 meeting. The terms of Bob Fortier and Howard Schwartz will be over.

COMMUNITY INPUT

1. VICTOR R. DISCUSSED THE ORGANIZATION OF HAG FOR THE ENERGY STAR ISSUE.
2. Chet Andres said that there was no chair for the Landscaping Committee and asked for volunteers to join the committee.
3. If anyone is interested in serving on a gardening committee please contact Chet Andres
4. Bob Rushnak asked for donations of coats. They may be dropped off at his home, 59 Lexington Drive
5. There was a discussion about waste removal. There were so many issues involved that the BOT decided to hold a discussion of it in abeyance.
6. Tom Mihalko discussed fire safety and some safety tips for homeowners during the holiday season.
7. Bob Fortier – Required Beazer homes to provide a safety screen for his fireplace to prevent burns.
8. Bob R – Volunteered to look into the safety screens.
9. There was an update on street lighting which is still up for discussion with the Township, PSE and G, and Beazer 10. There was a discussion about signs (one way, speed, etc). The BOT will pursue that issue with the Township.

The meeting was adjourned at 8:50pm.

Respectfully submitted,
Howard Schwartz, Secretary
BOT

WELLINGTON MANOR BOARD MINUTES
DECEMBER 11, 2006

ATTENDANCE: R.Fortier,President(RF)
D.Morris, Vice President(DM)
M. Bolick,Member(MB)
H.Schwartz,Secretary(HS)

Absent: A. Pelligrino,P.& M Management

The meeting was called to order by RF at 7:05 pm. The November minutes were approved unanimously.

Committee Reports

ARC- Mel Bolick- Having received a notice of completion from the homeowner, having completed an inspection of the completed work and having compared the work to the ARC Guidelines and the homeowner's application the ARC Committee recommends that the WM HOA BOT issue a Notice of Compliance to: Mr. and Mrs. Robert Johnson for patio and sidewalk construction. This is the first Notice of Compliance issued under the Revised WMHOA ARCHITECTURAL REVIEW PROCESS. Homeowners are reminded that this is the final step in this process.

An application from Mr. and Mrs. David Maxwell, 51 Lexington Drive for an enclosed patio porch was received 11/16/2006. Approval was recommended, BOT approved and the homeowner has received a letter of approval.

ARC, HOA or neighbor approval is not required for landscaping projects. However we are recommending that the Neighbor Notification of Modifications and a landscaping plan be reviewed with your neighbors as a matter of courtesy. This is important when significant plants will be placed between homes or the plants will affect your neighbor's drainage or vision. Recently a landscaping project between 73 Lexington and 75 Lexington was agreed to by Ms Pat D'Arcy and Mr. and Mrs. Brian Faulstich and a set of Neighbor Notification of Modifications were set to the ARC Committee. Thanks for their support of a good neighbor policy.

RECREATION- Carol Melillo reported that the year 2006 was a great success. The most recent activities included the annual Christmas Party, Santa's visit, and a trip to Drumthwacket.

POOL, BUILDINGS AND GROUNDS- Bob Rushnak reported that the pool cover was included in the transition list. Dan Duncan will try to make it the first item for discussion since there is an immediate need for the cover.

Bob also tried a new arrangement in the large fireplace room so that all members of the HOA could see and hear what was going on. He will poll some of the BOT and other members of the HOA to get reactions.

A new phone system was installed in the clubhouse. The two auxiliary units are mounted on the wall in the exercise room and in the meeting room. Later that phone will be with the lifeguard while he's on duty. The phone number is 609 737 5791.

Bob mounted an AED on the wall and put up signs indicating where it is located. There is a key on the box. Mary Shulz and Bob Rushnak have the keys. The keys lock the alarm system which will ring when the box is opened. The alarm goes off when the box is closed.

The treadmill motor has been installed.

Bob asked that the last person out of the clubhouse lower the thermostat and turn off the lights.

The pool cover is in disrepair and needs to be replaced as soon as possible. If it is not done now, it should be high up on the transition requests.

Bob also asked for volunteers who might have some special skill or expertise in electrical work, plumbing, carpentry, etc to help in the clubhouse.

During the week Bob will place yellow poles in three ground next to each fire hydrant so that when we get snow the hydrants can be located.

LANDSCAPING- Mary Shulz reported that the committee would mark the dead trees and request acceptable replacements. Mary and Calleen will mark the plan and give it to Beazer by 12/12/06 and suggest which plants should go where.

FINANCE- Bert Sutker reported that the homeowners' fees would remain at \$210 for 2007. There will be a line item for general improvement at about \$5000 in order to fund proposals to the BOT.

The 2007 Budget was approved by a vote of 4-0

TRANSITION- Bob Fortier reported that the engineering report would be completed by January 16, 2007. The clubhouse and pool need special attention.

The transition list has been submitted to the attorneys and the engineering group. The report is due mid to late January. Beazer wants to see the complete list before the do anything.

COVENANTS- Lou DeLauro reported the the draft for a new and revised covenant was submitted to the BOT on December 10th.

The committee would like the HOA to vote on the revisions at the February Annual Meeting.

COMMUNICATIONS- Dena Stout reported that the website was up and that the December newsletter would be available on line. She said that the questions to the BOT section were active. She requested that some of the Board members meet with her nephew and her to go over the web page. Dave Morris and Mel Bolick were selected by Bob Fortier

OLD BUSINESS-

Election of the 5th Board member and two seats up for reelection would be voted upon at the February Annual Meeting. January 8th 2007 will be Candidate's night. Three seats will be up for voting, the 5th seat and the seats of Bob Fortier and Howard Schwartz.

NEW BUSINESS

Street lights-there will be a substantial increase in lighting. There will be a discussion with the Township Engineer, Beazer, and PSE and G about lighting the entrances and exits to Wellington and lighting on the main island.

Wetlands- There was a discussion about encroachment into the wetlands and a warning to all residents not to do anything to violate the wetlands.

Watering the Islands- There was a considerable discussion about irrigating the main island and how the HOA should go about that. Mort was asked to informally pursue questions about the Hopewell Township approvals.

Energy Star- Bill Giancola, Head of HAG said that all homeowners who were here on April 2005 would be Energy Star tested

DEP- Eileen Honigman talked about the need to have the debris cleared. Fire Inspectors will be here on January 9th to investigate if the dead trees, debris, etc are fire hazards. The inspector will meet at the Clubhouse at 9am. All who can are invited.

Community Input- Bert Sutker stated that we were waiting for an official response from Landscape Maintenance about the 5000 they were offering for planting in lieu of the missed grass cutting days.

The meeting was adjourned by a 4-0 vote at 8:30pm.

Respectfully Submitted,

Howard Schwartz,
Secretary
Enclosure:2007 Budget