



Wellington Manor Homeowners Association

BOARD OF TRUSTEES

BOARD MEETING MINUTES

2008

WELLINGTON MANOR

BOARD MINUTES

January 14, 2008

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

Absent:

Call to Order: R. Johnston 8:10 PM

Annual Meeting

R. Johnston announced the date of the annual meeting for next month. Notice to be sent to those that did not pick up the meeting notice this evening.

Q – Will there be an email form issued by the Board?

MS – As long as we have your ballot with your name and formal list of candidates

A motion was made for the Board to adopt a resolution that email ballots will be accepted as official ballots for the purpose of the election of Board members at the February meeting.

M – MB S – HS

All in favor

Approval of minutes from the December meeting

A motion was made to approve the minutes with the noted amendment from the December meeting.

M – MS S – HS

All in favor

Under New Business - Name the contract name.

BJ announced that the minutes will be posted on the web following the meeting.

Committee reports

Finance Committee

The year end draft financial will be presented to the committee at the finance committee.

BJ asked if there will be a review of the fire alarm proposals.

BS – They will be reviewed at the next meeting.

Q – Do the excess funds go into the reserves?

BS – No they go into a fund called surplus.

Landscape Committee

Calleen presented the committee report to include the cost savings on the November ice storm as a result of the equipment being on site.

At the February meeting the master beautification plan will be presented.

The Board will decide how much or how little we will be able to do.

The new Board will determine if there is a surplus to fund the project. The Board approved in the 2008 Budget one phase of the project.

MS explained the history of the master plan and the funding required.

DZ – Asked to have the master plan be postponed until the wetlands on Buckingham Drive are addressed – The plan should be worked on in conjunction with DEP.

MS – DEP has approved the planting of over 800 plants. We cannot plant in wetlands.

CP – The master plan only addresses the common ground and does not have anything to do with transition or DEP.

HB – Stated that the committee will try and work something out with the new CEO of Beazer and DEP to plant along the sidewalks on Buckingham.

A motion was made to act on the suggestion from DZ that we present a plan to DEP and the Buckingham to include the wetlands packaged together.

M – MB S – HS

Y – 1 N - 3

Motion does not carry.

CP – DEP works very slow and is not returning emails or calls at this time. March is the planting time.

FD - There has been no decision to spend any money at this time. The two issues can be worked on in parallel there is no connection.

HS – The DEP can keep this project on hold for a long period of time.

FD asked if the Board can vote to

Motion was made to work on the common property master plan in parallel with the beautification of the wetland areas on Buckingham.

M – MB S- MS

All in favor

Recreation Committee

No report

Transition Committee

DM presented the transition report. Beazer posted \$ 80,000 with Hopewell Township for the tennis court repair and to install additional street lights.

The HVAC system in the clubhouse is the other problem and we are working on a resolution.

The financial side of the transition is the second leg of transition. We are in the process of working on that.

DM announced that our neighbor at 27 Buckingham passed away. The viewing is this week.

Emails – I have two lists of emails and we are in the process of completing the list.

Property Committee

No report

ARC Committee

52 Lexington – Storm Door

30 Buckingham – Storm Door

24 Lexington – Enclosed patio

Two Storm doors and patio enclosure

M – MB S – MS

All in favor

Covenants Committee

Lou presented 6 changes to the bylaws.

- Meeting Date from February to May.
- All trustees must be members of the association.
- Special election to fill vacancies
- Only one member per home can run for the Board at one time
- Every act taken by the Board must be voted on by a majority of the Board.
- Board appoints committees and chairs.

Al will submit to the attorney for review and then mail to the homeowners for a vote.

A motion was made to accept the changes.

M – MS S – MB

All in favor

Communications Committee

Old Business

BS – If anyone would like a copy of the Budget send an email.

New Business

With no further business, a motion was made to adjourn the meeting at 9:20 PM

M – MS

S – HS

All in favor

WELLINGTON MANOR
ANNUAL MEETING MINUTES
February 11, 2008

Attendance: D. Morris, M. Schulz, Mel Bolick and A. Pellegrino, P & A Management, Inc.

Absent: Dr. Howard Schwartz, R. Johnston

Call to Order: M. Schultz 7:00 PM

Landscape Presentation

Nancy Issler from Forever In Bloom presented the landscape beautification plan for the community, and provided the members in attendance with the overall view of the project and what can be expected.

Approval of minutes from the Annual meeting of February 2007

A motion was made to approve the minutes from the February 2007 meeting.

M – DM

S – MB

All in favor

Committee reports

None

Old Business

None.

New Business

- **Election**

Al Pellegrino and Lou De Lauro counted the ballots – The results of the election are as follows:

Sandy Bing – 72 votes

Roni Shotwell – 51 votes

Tom Milhalko – 38 votes

Bob Rushnak – 3 votes

Mort Rosenthal – 1 vote

- **Bylaw Changes**

The membership overwhelmingly approved all of the bylaw changes as presented.

With no further business, a motion was made to adjourn the meeting at 9:20 PM

M – MS

S – HS

All in favor

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Board of Trustees Meeting, March 10, 2008

The regular monthly open meeting of the Board of Trustees was held in the Wellington Manor clubhouse, starting at 7:00 p.m.

The following were present: Robert Johnston, Mary Schulz, Howard Schwartz and Roni Shotwell (trustees) and Al Pellegrino (Managing Agent). Sandy Bing was absent.

Mr. Johnston presided, and announced that the Board, with its newly elected members, needed to elect officers. Mr. Schwartz moved that Ms. Schulz be elected President, Mr. Bing Vice President, and Mr. Johnston Secretary and Treasurer. Ms. Shotwell seconded the motion, and it was unanimously adopted. Ms. Schulz then presided and Mr. Johnston kept the minutes.

Ms. Shotwell moved that the minutes of the January Board meeting, as distributed by Mr. Pellegrino, be approved. Mr. Schwartz seconded and the motion was unanimously adopted. (There was no meeting in February.)

Ms. Schulz stated that the Board would have a regular open meeting at 7:00 p.m. on the second Monday of each month at the clubhouse, and that the Executive Committee would meet on the last Monday of each month at 5:00 p.m. at the clubhouse. She said that she would try to expedite and simplify the meetings, and accordingly that Board and Committee minutes and reports would ordinarily be posted on the Association's web site and posted in the clubhouse, and would not be printed or read at Board meetings. Ms. Schulz volunteered to deliver printed copies to owners who do not have computers or do not wish to review Association documents online.

Ms. Schulz reported that the Board had asked Ms. French, chair of the Communications Committee, to explore upgrading our web site, including an opportunity for owners to post comments.

Mr. Giancola stated that at Mr. Bing's request he wanted the community to be asked about the level of interest in purchasing an elliptical machine for the clubhouse exercise room. He said that Play it Again Sports was offering one for \$599, and that the HOA has a credit of \$150 there for another piece of equipment. He said that the elliptical has less impact on joints than a treadmill, and several owners expressed their agreement. Mr. Sutker said that there were funds in the budget for this level of expenditure. Ms. Schulz asked that Mr. Giancola and Mr. Bing obtain further information and report back to the Board for a final decision.

Mr. Sutker reported that the Finance Committee had several recommendations to the Board:

- That the Board set aside a \$15,000 emergency fund from our operating surplus, to be used only as the Board specifically authorizes. On motion by Mr. Johnston, seconded by Ms. Shotwell, this recommendation was unanimously approved.

- That the beautification plan, as previously presented, be approved. On motion by Mr. Johnston, seconded by Ms. Shotwell, this recommendation was unanimously approved and the Board approved and determined to enter into the contract with "Forever in Bloom" for a total amount of \$30,325, which was recommended by the Landscape Committee.

- That a committee be established to review the utilization of the clubhouse and its furnishings, and to recommend possible changes, and that this committee include someone with expertise as a clubhouse decorator. On motion by Mr. Schwartz, seconded by Ms. Shotwell, this recommendation, without any mention of an experienced clubhouse decorator, was unanimously approved.

- That a committee be established to explore the installation of signs on Pennington-Lawrenceville Road, approaching Wellington Drive in both directions, which would inform motorists about our entrance, and also at our entrance, with suitable lighting. On motion by Mr. Schwartz, seconded by Ms. Shotwell, this recommendation was unanimously approved. Ms. Schulz announced that Grace Johnston would head this committee, assisted by Harry Byrne, and that it would report back to the Board.

- That Elizabeth Synkowski, CPA, of the firm Synkowski and Normann, be engaged as the Association's auditor for 2007 and to prepare the Association's 2007 tax returns. On motion by Mr. Johnston, seconded by Mr. Schwartz, this recommendation was unanimously approved and Mr. Johnston was authorized to sign the engagement letter (which provides that the fee will be \$2,500 if no unusual problems arise) as requested by Ms. Synkowski.

Ms. Schulz reviewed the specific phases of the beautification contract with Forever in Bloom. She commented, in response to questions that had been raised earlier, that the Mercer County Horticultural Agent Barbara Bromley and other experts had advised that our street trees have too mulch around them (sometimes called "volcanoes"), which should be removed, and that our landscaping contractor Brickman would remove it and use that mulch elsewhere and that the Landscape Committee had made other adjustments to the contract so the total amount payable to Brickman would not be increased.

Ms. Schulz invited owner questions about this work. She replied to one question that there would be landscaping around the new entrance signs, and that the beautification work would start very soon, depending on weather.

In response to other questions, Mr. Morris stated that the location of the new street lights had been fixed and are on a plan which is available for review by owners. In response to a question about the responsibility for our "islands", Mr. Johnston replied that the Homeowners Association would have that responsibility.

Mr. Morris reported, for the Transition Committee, that the legal status of the islands was not yet clear, and that they are now owned by Hopewell Township, but that there would probably be an easement that gives the HOA the right to landscape them as it wishes and confirms the HOA's responsibility for maintaining them. He stated that Beazer had provided funds to the Township to pay for the street lights and the repair of the tennis courts, and that the detailed arrangements for both of these projects were under way, and that work was continuing on fixing the noisy HVAC and other HVAC problems in the meeting room, but Beazer has acknowledged its responsibility to fix them. He also reported that he and Mr. Johnston were working with our attorney and our accountant on various potential financial claims that the HOA will make to Beazer.

Ms. Shotwell reported, for the Architectural Review Committee, that it recommended approval of an application for a new patio at 26 York. On her motion, seconded by Mr. Johnston, the application was unanimously approved.

Ms. Mellilo reported on some of the Recreation Committee activities, including in particular the need for those interested to sign up for the Sr. Patrick's Day party on Saturday, March 15.

Ms. Schulz reported that Mr. Pellegrino would update the list of owners' names, addresses, etc., and thanked Mr. Morris for having done so in the past.

Ms. Schulz stated that Ms. Shotwell would be the HOA's "archivist", continuing Mr. Bolick's accumulation of HOA historical documents.

Ms. Schulz stated that Mr. Schwartz would usually be the first answerer to owners' e-mails to the Board, and that other trustees would usually not respond.

Ms. Shotwell asked how many owners review minutes as posted on the web site. Many hands indicated that they did.

Ms. Schulz noted that the Board appoints all Committee members and chairs. On motion by Mr. Johnston, seconded by Ms. Shotwell, the list which is attached to these minutes was unanimously approved.

Ms. Schulz asked Mr. Pellegrino if Hopewell Grant was interested in buying our surplus chaise lounge chairs. There are about 15. He said that they were not, and that he will try to find out if any other associations would like to acquire them.

Ms. Schulz said that Debbie Lake and Doris Schubert had been asked to work with the other realtors living here to develop a package of useful information for realtors in the area.

Mr. Pellegrino said that the cracks in the clubhouse parking lot could be repaired for about \$265. On motion by Mr. Johnston, seconded by Ms. Shotwell, the Board unanimously approved this expenditure.

Ms. Schulz reported that representatives of the landscaping and snow removal contractor would attend the next meeting, to discuss appropriate homeowner watering schedules and other matters and answer homeowner questions.

In response to a question as to whether Committee meetings are open to all owners, Ms. Schulz said that no decision on this subject had been made, but that no one would be told to leave. In response to a questions about decisions being made at Executive Committee meetings, she replied that this Committee is for information exchange and not making decisions. She added that tentative decisions might be made by the trustees at Executive Committee and other meetings but that all final decisions of any importance are made at the monthly open Board meetings.

Mr. Pellegrino asked if the Board wanted to renew its membership in the Community Associations Institute, for \$384. Mr. Johnston said that it provided useful information and moved approval. Ms. Shotwell seconded and the motion was unanimously approved.

Ms. Shotwell moved that the meeting be adjourned. Mr. Schwartz seconded and the motion was unanimously approved.

See attached list of Committee members.

Robert C. Johnston, March 28, 2008

Wellington Manor Committees

Recreation

Carol Melillo (Chair)
Dot Andres
Sheila Dryer
Florence Fischer
Grace Johnston
Janet King
Karen Lomax
Ginna Mistretta
Lucy Nugent
Millie Rushnak
Mary Schulz
Doris Schubert
Roni Shotwell
Cindy Smith
Dena Stout

Grounds (formerly Landscaping)

Calleen Parson (chair)
Marlene Brim
Harry Byrne
Eileen Honigman
Mary Anne Maxwell
Mort Rosenthal
Mary Schulz
Roni Shotwell
Cindy Smith

Finance

Burt Sutker (Chair)
Chet Andres
Sandy Bing
Mel Bolick
Florence Fischer
Bill Giancola
Bob Johnston
Dave Morris
Dave Zoll

Covenants

Lou DeLauro (chair)
Carl Anderson
Bob Johnston
Jim King

Properties

Bill Giancola
Jerry Jeronowitz
Ginna Mistretta
Joe Panzitta
Bob Rushnak

ARC

Lynn March (Chair)
Harry Byrne
Eileen Honigman
Lucy Nugent

Communications

Valarie French (chair)
Noreen Barish
Pat D'Arcy

Transition

Dave Morris (chair)
Sandy Bing
Harry Byrne
Bill Giancola
Bob Johnston
Mary Schulz
Howard Schwartz
Roni Shotwell

March 10, 2008

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Board of Trustees Meeting, April 14, 2008

The regular monthly open meeting of the Board of Trustees was held in the Wellington Manor clubhouse, starting at 7:00 p.m.

The following were present: Mary Schulz, Sandy Bing, Robert Johnston and Roni Shotwell (trustees) and Al Pellegrino (Managing Agent). Howard Schwartz was absent. Ms. Schulz presided and Mr. Johnston kept the minutes.

Mr. Johnston moved that the minutes of the January Board meeting, as distributed by Mr. Pellegrino, be approved. Mr. Bing seconded and the motion was unanimously adopted.

Two representatives of our landscaping contractor, Brickman, reported on the work that they had been doing this spring, including demolishing the "volcanoes" around most of the street trees, revising the beds around trees, edging all common areas, and fertilizing and spreading weed controls on common and residential areas. They noted that "No Service" flags are available for homeowners who do not want fertilizer or other chemicals applied to their property. Brickman will soon start up the common area irrigation system, and will start mowing the entire site late in April. They expect to be mowing on Thursdays or Fridays, weather permitting.

The Brickman representatives explained their company's written guidelines for all of their employees, covering all of their tasks.

They requested homeowners to run their irrigation systems for a maximum of 10 to 15 minutes, generally twice a week, and not to run it the night or morning before scheduled mowing. They said that it probably would not be necessary to start watering until Memorial Day, and that it is needed most in July and August. Too much watering hurts the turf, encourages more weeds, and tends to make the ground wet so the mowing machines cause more damage.

Ms. Schulz stated that most of the Committees had submitted their reports earlier, and they were available on the HOA's web site and therefore did not need to be repeated at the meeting. The only comments that Committee chairs needed to make were information that is not in those reports.

Ms. Parson reported, for the Grounds Committee, that aeration of the soil (taking out small plugs) would not be done in the spring, as originally contemplated, because the Committee had substituted Brickman work on the volcanoes for aeration. The Committee hopes to have the funds to do it in the fall. She reported that Beazer is

planting about 300 more trees, to comply with DEP requirements, and will plant more in the fall.

Ms. Parson said that the Grounds Committee is now providing for the planting of Memorial Trees in common areas, with a suitable plaque honoring individuals. It has a form to be filled out by anyone who is interested in having a Memorial Tree installed. The Landscape Designer (“Forever in Bloom”) will decide the appropriate place for each tree, and determine the cost (in addition to the estimated \$45 costs of the plaque). The Board will give final approval.

The Architectural Review Committee recommended approval of the following applications:

- Mr. and Mrs. Mistretta, 26 Lexington, New Paver Walkways
- Ms. Zarzeczny, 15 Lexington, Storm Door
- Mr. And Mrs. Lomax, 34 York – Storm Door
- Mr. and Mrs. Burger, 32 Buckingham, Storm Door
- Mr. and Mrs. Lake, 28 Lexington, New Patio and Pergola
- Mr. and Mrs. Byrne, 5 York, Retractable Awning
- Mr. and Mrs. Martin, 21 Buckingham, Retractable Awning.

After discussion, Mr. Bing moved that all be approved, with the conditions noted in the ARC report. Mr. Johnston seconded and all were unanimously approved.

There was discussion of the policy of requiring homeowners to submit copies of Hopewell Township approvals to ARC before work is started, when Township regulations provide that Township approval should be obtained for that work. Mr. Johnston proposed that homeowners be advised when Township approval is required but that compliance be left to the homeowner. The Board reached a consensus that the ARC and the Covenants Committee and the Board should meet together to review this subject.

Ms. Lomax reported that the Committee on Clubhouse Utilization will be meeting soon.

Mr. Morris reported for the Transition Committee that Beazer had completed changes to the HVAC system in the clubhouse meeting room, which seem to have solved the noise problem. He noted that Harry Byrne had been instrumental in working with Beazer and contractors on the design and implementation of the changes. He also stated that white stakes had been placed where new streetlights are to be installed, and that Mr. Byrne had been the HOA representative who worked with Beazer and the other interested parties to get this done.

Ms. Schulz stated that Hopewell Township Mayor Vanessa Sandom and Township Administrator/Engineer Paul Pogorzelski would come to the clubhouse at 7:00 next Monday, April 21, to discuss the possibility of having the Homeowners Association transfer the pumphouse and sewer pipes to the Township, and answer questions on this

subject. She asked homeowners to submit written questions in advance, so they could be sent to the Mayor and Administrator to assist them in preparing for the meeting.

In response to a question about the availability of up-to-date lists of residents, Ms. Schulz asked Mr. Pellegrino to distribute a current list and to keep modifications as they occur.

Ms. Shotwell moved that the meeting be adjourned. Mr. Bing seconded and the motion was unanimously approved.

Robert C. Johnston, May 6, 2008

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Board of Trustees Meeting, May 12, 2008

The regular monthly open meeting of the Board of Trustees was held in the Wellington Manor clubhouse, starting at 7:00 p.m.

The following were present: Mary Schulz, Sandy Bing, Howard Schwartz, Robert Johnston and Roni Shotwell (trustees) and Al Pellegrino (Managing Agent). Ms. Schulz presided and Mr. Johnston kept the minutes.

Mr. Bing moved that the minutes of the January Board meeting, as distributed by Mr. Pellegrino, be approved. Mr. Schwartz seconded and the motion was unanimously adopted.

Ms. Schulz announced that oral Committee reports would no longer be given at Board meetings, in order to save time and since they are available on the HOA web site, except for ARC applications.

Ms. Schulz said that a number of violation letters had been issued to homeowners, following an inspection of the development by a representative of the Managing Agent, and that the Board would be reviewing all unresolved violations and the procedures for dealing with them.

Ms. Marsh reported that there were no ARC applications to be considered at this time.

Ms. Schulz stated that the next Executive Committee meeting would be on May 19 instead of May 26, because several participants would be away on the 26th. She also said that the Board would set up a meeting with the Covenants Committee and ARC to try to resolve several issues relating to ARC regulations and procedures.

Mr. Johnston stated that the Finance Committee has recommended that funds that the Association has been accumulating for future capital reserve purposes should be invested in certificates of deposit or other instruments that will pay more interest than these funds are earning now, and that all such investments be fully insured by the United States government. He accordingly moved that the Board adopt the following resolution:

RESOLVED, that the Finance Committee is hereby authorized to invest HOA funds that are now available for Capital Replacement in accounts or instruments that are fully insured by the United States Government.

Mr. Schwartz seconded and the motion was unanimously adopted.

Mr. Schwartz reported that there had been discussions about keeping the pool open on the weekend following Labor Day, and that Mr. Rushnak, chair of the Pool subcommittee, had recommended that we stay with Labor Day as the last pool day in view of the costs of keeping the pool open on for another week, the difficulty in finding lifeguards, and the limited usage. Mr. Schwartz moved that the pool be closed right after Labor Day. Ms. Shotwell seconded and the motion was unanimously adopted.

Ms. Schulz stated that the Board was unanimously recommending to homeowners that the pool house and all other sewage pipes and other wastewater facilities be transferred to Hopewell Township. She noted that a final resolution approving the transfer would have to be approved by two-thirds of the homeowners in order to be effective, and that it would be desirable to inform the Township leaders as soon as practicable as to whether or not the homeowners would approve. Accordingly, ballots had been prepared and homeowners were requested to vote whether or not they approved of the transfer, in principle. Ms. Schulz noted that the specific terms of the transfer would include provisions governing liabilities and other related subjects, and would be prepared by the attorneys for the Township and the HOA after the Township gave its official approval and submitted to the homeowners for their approval.

Mr. Rosenthal asked about a \$125,000 letter of credit relating to these facilities. Mr. Morris explained that the original agreements among Beazer and Hopewell Township and the Ewing-Lawrence Sewerage Authority provided for Beazer to give a bond or letter of credit to Hopewell Township (and not to the Homeowners Association) which would be used to repair major construction defects. This bond or letter of credit would be available if Beazer became bankrupt. He was not sure of its status.

Ms. Schulz stated that the Homeowners Association is obligated to self-enforce the requirements of the New Jersey Department of Environmental Protection relating to wetlands and transition areas in the development, which prohibit putting anything into those areas or removing plants from them, and that the HOA will be writing to all homeowners to remind them of these obligations.

Ms. Shotwell moved that the meeting be adjourned. Mr. Bing seconded and the motion was unanimously approved.

Robert C. Johnston, Secretary

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Board of Trustees Meeting, June 9, 2008

The regular monthly open meeting of the Board of Trustees was held in the Wellington Manor clubhouse, starting at 7:00 p.m.

The following were present: Mary Schulz, Sandy Bing, Howard Schwartz, Robert Johnston and Roni Shotwell (trustees) and Al Pellegrino (Managing Agent). Ms. Schulz presided and Mr. Johnston kept the minutes.

Mr. Schwartz moved that the minutes of the May Board meeting, as distributed by Mr. Pellegrino, be approved. Mr. Bing seconded and the motion was unanimously adopted.

Ms. Marsh stated that the recommendations of the Architectural Review Committee were set forth in its written report, except that the Committee did not make any recommendations at this time with respect to the application for 50 Lexington Drive. On motion by Mr. Johnston, seconded by Mr. Schwartz, all of the ARC recommendations were unanimously approved.

Ms. Schulz said that a representative of the Managing Agent (Lauren) inspects the development weekly, and takes photographs of all violations of the Rules and Regulations that she observes, and that the Managing Agent then sends notices of these violations, with copies to the Board. Ms. Schulz added that the Board would levy fines or take other enforcement action on violations that were not resolved informally.

Ms. Schulz reported that a letter to all homeowners setting forth the obligations required by the Department of Environmental Protection for individual homeowners, to preserve the wetlands and transition areas, was being prepared, and that all homeowners would be requested to sign and return it to as acknowledge that they had received and would comply with it.

A question was asked as to whether individual homeowners may install plantings in common areas that are not DEP protected, with Board approval, in order to enhance the beauty of the community. Several Board members replied in the affirmative, noting that they would ask the Grounds Committee to review specific submissions to confirm that they were harmonious with the other common areas plantings.

Ms. Schulz reported on a public meeting at which the Hopewell Township Mayor and Administrator had discussed the pending transfer of the Township water supply facilities that serve our development to American Water Company. Mr. Bing stated that the sale will be for about \$100,000,000, for facilities that also serve Brandon Farms and several other Townships, that there seemed to be no way to stop the sale, and that water

rates would increase by about 22% immediately and probably by more in the future. There will be additional hearings before the State Board of Public Utilities approves the transfer. He suggested that homeowners write to the BPU to ask that rates be kept reasonable.

Mr. Morris reported, for the Transition Committee, that Beazer had completed the repairs to the tennis courts and that the street lights were now being installed. He also stated that a further draft of the transition audit had been received from Marie Mirra.

Ms. Schulz reported that she had sent letters to the Township Mayor and Administrator officially informing them that an overwhelming majority of homeowners had approved the transfer of our sewage pump station to the Township, and that the Administrator had replied that he was talking about this to the other members of the Township Committee.

Mr. Rushnak, chair of the Pool subcommittee, reported that Sparkling Pools would not be able to provide a lifeguard while the local high schools were in session, so the pool would not be open until 4:00 on weekdays until June 20.

Mr. Byrne reported that Ms. Johnston had prepared a sketch of a sign identifying Wellington Manor and had obtained quotes for its cost, and that he was contacting Hopewell Township to determine what approvals would be required to have it installed on Pennington-Lawrenceville Road near Wellington Drive. He will report back to the Board when he has that information.

Ms. Schulz stated that because of vacations there would be no regular Board meeting in July.

Mr. Rushnak asked the status of his prior request that outdoor lights be installed around the pool. Ms. Schulz asked him and Mr. Pellegrino to prepare a plan for the Board to review.

Ms. Shotwell moved that the meeting be adjourned. Mr. Bing seconded and the motion was unanimously approved.

Robert C. Johnston, Secretary

Minutes, Board of Trustees Meeting - August 11, 2008

The meeting was called to order by Mary Schulz at 7:02pm.

Present- Mary Schulz (MS), Howard Schwartz (HS), Sandy Bing (SB), Roni Shotwell (RS). Absent- Robert Johnston (RJ)

The June Minutes were approved 4-0.

Jane Petrie of FISH (Friends Service Helping Organization) in Hopewell spoke to the homeowners and asked for volunteers to assist in the Hopewell Meals on Wheels. Anyone who wishes to volunteer should contact Ms. Petrie or the Bolicks

Morton Rosenthal, Wellington Manor's liaison to Hopewell Township concerning the takeover of the Trenton Water Company, spoke about the >formation of FLOW, Friends for Local Control of Water. Their objective is to fight rate hikes and to fight the sale of the Water Company to American Water.

A motion by Sandy Bing to appoint a Pump House Committee was approved by the Board. Members include Sandy Bing, Harry Byrne, Bob Rushnak, Bob Johnston, Jack Burger, Gerry Geronowitz.

Burt Sutker, Chair of the Finance Committee, announced that all committee chairs have gotten requests to put together their budget requests for 2009. \$1000 supplemental funds were approved for legal fees regarding the pump house.

The ARC report was delivered by Lynn Marsh, Chair, and was approved.

Grounds, Transition, CUC, Recreation, Pool reports were approved and can be found on Wellington Manor's web site.

NEW BUSINESS

Questions regarding the cul de sac at the end of Lexington were asked. They revolved around the need to have the cul de sac developed further so that it would look better and would fit into the overall design of the community. A lengthy discussion ensued. It was determined that the Board would wait until the budget was completed and whether or not there were monies available for that project. The project will not be forgotten.

Two other items requested which were not funded were deep root feeding and the tree volcanoes.

A number of residents expressed concern about the landscaper, Brickman, and that Brickman Landscaping was a great disappointment. There were many charges about how the lawns were cut, the kind of machinery used, the landscaping crew, etc. The Grounds Committee will

investigate these complaints and make them clear to Brickman.

Finally, some of the members of the Pump House Committee, who left the HOA meeting to attend the Hopewell Township meeting, returned with the news that the Township would report out an ordinance in support of their take over of the operation of the pump house.

The meeting was adjourned at 8:35pm.

Respectfully,

Howard Schwartz, Secretary

Finance Committee Meeting Minutes

August 21, 2008

Attendees, Andres, Giancola, Johnston, Pellegrino, Shotwell, Sutker, Zoll

The Chair mentioned briefly the Pump House situation in that draft ordinance was received by The Pump House Committee. From the first reading the ordinance did not address the WMHOA concerns specifically related to all of the underground piping and other issues. The Pump House Committee will be meeting shortly to respond.

On the pump house, our preliminary budget thinking will assume that WMHOA still must pay the costs of operation and fund the Capital Reserve. If this changes in the future based on take over by the township, the budget will be adjusted.

We will also show a \$1000 line item in the Pump House Budget hopper for attorney fees.

Dave Morris reported (in abstentia) that the Transition documents had still not been completed and no presentation has been made to Beazer from Fran McGovern who is representing us in this matter. In discussion of Transition, Bill expressed some discomfort over how the tennis court settlement had been made as defects are already being seen in what was done. Al Pellegrino agreed to get a copy of the warranty from the company (Kurtz Court) that recoated the courts. Apparently there were expensive engineering defects that Beazer had agreed to pay for. In conjunction with the Township Manager a decision was made to recoat (at much lower cost) rather than total resurfacing. Also with regard to transition, the WMHOA, paid for all servicing on the pump station even during some of the time that Beazer still was in charge. The thinking was that WMHOA would recoup the dollars as part of the transition reconciliation.

The Chair again pressed for a new attorney-auditor team to get involved with Transition. We apparently cannot get our current team together and until they do nothing goes to Beazer.

Unless something occurs in the near term, we will assume that no funds are available for from Transition for use by WMHOA.

October 20, 2008

Special Board of Trustees Meeting--called to order 7:02 PM
Transfer of Sewage Treatment Plant to Hopewell Township

Members Attending: Schwartz, Shotwell, Bing, and Schulz

Vote: Yeas-94 Opposed-1

Approved by more than 2/3's of the resident voters as required by the Declaration of Wellington Manor HOA.

Hopewell Township had first reading of ordinance to accept transfer of pumping station and the easement ordinance to convey pipelines, etc. on Tuesday, October 14, 2008. The members had several questions which were answered by the Township engineer. The measures passed their first reading.

The BOT received a letter from the Township thanking the community for their timely vote to approve the transfer of the pumping station to the township.

Our attorney needs to write up a letter for the Board's records before the second reading by the Township.

Some concerns were raised by residents:

- Jack Burger: Suggests that the results of the vote be withheld from the Township to provide leverage to assure wording in the addendum that gives the Township responsibility over the land and thus take Wellington Manor off the hook for EPA concerns.
- Mort Rosenthal: Wants WM web site to post messages on all important issues and also list all contracts over \$1000.
- Board responded to Jack Burger that Township has no authority over the land by the circle as it is privately owned so can't assume responsibility for EPA violations per Township Engineer's response to Board.
- Michael Melchior: Wanted to know what is in the addendum mentioned above.
- Sandy Bing responded by reading the 4 parts of the draft of an addendum covering the transfer of the pump house, easements, and ground responsibility as well as the land around the circle.
- David Zoll: Asked that the Board give final responsibility to the committee that worked on the issue and wondered why the Board seemed to be going against the recommendations of their appointed committee?
- Sandy replied that the Board was not taking any action opposite the committee recommendations. The resolution has to be drafted and voted upon before any transfer can take place.

- Howard Schwartz added that the Board has the power to make the decisions unless the Declaration is changed. It would not be legal to empower a committee to do the Board's responsibility.
- Ruth Sugarman observed that it would be out of order according to Robert's Rules.
- Jack Burger reiterated the importance to WM that the Township assume responsibility for the ground even though WM would hold ownership of the land involving the Pump House and all laterals, etc.

The special meeting ended at 7:32 PM

Regular Meeting of BOT for October began 7:32 PM

ARC: No new requests. The four outstanding ARC requests have been finished, inspected, and accepted: 32 Buckingham, 12 Westminster Ct., 23 Buckingham, and 56 Lexington. The Board voted to accept the recommendations of the ARC committee.

Transition: David Morris reported that there will be a meeting with attorney, Beazer, and the transition committee to work out details on the financial side. WM believes Beazer underfunded the development and thus is looking for more money from Beazer. Hard to say the outcome of this effort. The tennis courts seem to be the final remaining physical plant item on the agenda with Beazer. There are concerns that the redone courts are discoloring which may lead to pockmarks. This is placed on hold for the winter to see how the courts weather. The work is under warranty so a decision will be made in the spring.

Treasury: Burt Sutker announced the committee is working on the '09 budget and has received requested draft budgets from all but the Board.

Recreation: Carol Melillo announced the success of the Oktoberfest and the upcoming Halloween Party on the 25th and the children's parade on the 26th.

Newsletter: Valarie French apologized for not posting the September minutes on the web site.

Violations: There are currently four violations. Board is working to finish covenants so that fines may be leveled.

New Business: Ruth Sugarman thanked the community for her welcome.

Meeting adjourned at 7:41 PM

Cindy Smith, Recording

Board of Trustees October 8, 2008 meeting – began at 7:32 PM

ARC: No new requests. The four outstanding ARC requests, 32 Buckingham, 12 Westminster, 23 Buckingham and 56 Lexington have been completed and inspected. The Board voted to accept the recommendations of the ARC committee.

Transition: Dave Morris reported that there will be a meeting with the attorney, Beazer and the transition committee to work out details of the financial side. WM believes Beazer underfunded the development and thus is looking for more money from Beazer. It is hard to predict the outcome of this effort. The tennis courts seem to be the final remaining physical plant item on the agenda with Beazer. There are concerns that the redone courts are discoloring which may lead to pockmarks. This is placed on hold for the winter to see how the courts weather. The work is under warranty so a decision will be made in the spring.

Treasury: Burt Sutker announced the committee is working on the '09 budget and has received requested draft budgets from all but the Board.

Carol Melillo announced the success of the Octoberfest. The Halloween Party will be held on the 25th and the children's parade on the 26th.

Newsletter: Valarie French apologized for not posting the September minutes on the website.

Violations: There are currently four violations. The BOT is working to finish the Covenants so that fines may be levied.

New Business: Ruth Sugarman thanked the community for her welcome.

Meeting adjourned at 7:41PM

Cindy Smith, Recording

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Board of Trustees Meeting, November 10, 2008

The regular monthly open meeting of the Board of Trustees was held in the Wellington Manor clubhouse, starting at 7:00 p.m.

The following were present: Mary Schulz, (President), Sandy Bing, Robert Johnston, Howard Schwartz and Roni Shotwell (trustees) and Al Pellegrino (Managing Agent). Ms. Schulz presided and Mr. Johnston kept the minutes.

Mr. Bing moved that the minutes of the October Board meeting, as distributed by Mr. Pellegrino, be approved. Ms. Shotwell seconded and the motion was unanimously adopted., except that Mr. Johnston abstained since he did not attend that meeting.

Ms. Schulz introduced representatives of Brickman. They reported that they had mowed 26 times this summer and would do two more in November, which would include removal of leaves, and that they had completed the edging and other work on the grass. They are now applying the fall dormant fertilizer. They also said that they are prepared for snow, and will not leave any equipment on the site except just before an expected storm.

Lynne Marsh, chair of the Architectural Review Committee, stated that there were no requests to present.

Ms. Schulz read a letter to the Homeowners Association from the Hopewell Township Engineer/Administrator Paul Pogorzelski confirming that the Township would take responsibility for the pump station that is being transferred to the Township and related matters, as we had requested.

David Morris reported, for the Transition Committee, that the repairs to the tennis courts would not be evaluated until after the winter, that Beazer had promised to provide detailed information about the obligations that it (and perhaps the Homeowners Association) will have to the Department of Environmental Protection relating to wetlands and transition areas, and that he is still waiting for Beazer representatives to schedule a meeting to discuss the financial claims that the Homeowners Association has against Beazer.

Ms. Schulz reported that the Finance Committee had prepared a draft of a recommended budget for 2009, that the Board had informally discussed it, and that it would be posted on the Association's web site. She said that there would be a meeting at which all homeowners would be invited to give their comments, and that the Board intended to approve a final budget at its regular December meeting.

Mr. Pellegrino recommended that the Board approve a contract for 2009 services with Sparkling Pools, noting that Bob Rushnak had also approved it, a contract with

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Board of Trustees Meeting, December 8, 2008

The regular monthly open meeting of the Board of Trustees was held in the Wellington Manor clubhouse, starting at 7:00 p.m.

The following were present: Mary Schulz (President), Sandy Bing, Robert Johnston, Howard Schwartz and Roni Shotwell (trustees) and Al Pellegrino (Managing Agent). Ms. Schulz presided and Mr. Johnston kept the minutes.

Mr. Schwartz moved that the minutes of the November Board meeting, as distributed by Mr. Pellegrino, be approved. Ms. Shotwell seconded and the motion was unanimously adopted.

Ms. Schulz stated that anyone who needs to have snow cleared from their driveway as soon as practicable after a storm, either because they may need to get to medical care or because they will need to get out in order to provide medical or emergency services. Mr. Byrne has informed Brickman of the ones who have already been listed.

Lynn Marsh, chair of the Architectural Review Committee, stated that there were no applications to present.

Ms. Schulz read a formal resolution approving the conveyance of the pump station and the rest of the Wastewater Collection System to Hopewell Township, which was prepared by our attorney Fran McGovern. Mr. Johnston moved that it be approved, Mr. Bing seconded, and the resolution was unanimously approved.

Mr. Johnston moved that the budget for 2009, as previously presented to homeowners, be adopted, and also moved that the monthly assessment for 2009 be \$200 instead of the present \$210. Mr. Bing seconded both motions and they were unanimously approved.

Mr. Giancola suggested that the Association's utility costs be reviewed, since they seem to be high. Mr. Pellegrino noted that the largest utility cost was for water, on account of our extensive irrigation of the common areas. He said that he would review all of the utility costs to see if any savings are possible.

Mr. Johnston proposed that the Association open two accounts with Merrill Lynch, one for Operating and one for Capital Reserve, in order to simplify the management of our cash and certificates of deposit and get more interest. Mr. Sutker suggested that more Merrill Lynch accounts be opened. After some discussion, Mr. Sutker suggested that an ad hoc committee consisting of himself, Mr. Johnston and Mr. Pellegrino be authorized to confer and decide on Merrill Lynch accounts. Mr. Johnston

made that motion. It was adopted by a 4-1 vote, with Mr. Bing dissenting because he said that the Board should make decisions of this nature and not delegate them to others.

Ms. Schulz asked if the Finance Committee had reviewed the contracts which the Board had referred to it last month for comments, and Mr. Sutker replied that it had not.

Ms. Schulz congratulated the Recreation Committee on the excellent widely attended Holiday Party yesterday.

Mr. Bolick commented that minutes and Committee reports were not posted on the Association's web site, as they should be.

Ms. Marsh and Ms. Honigman stated that they were very annoyed at receiving letters from Mr. Pellegrino alleging that they had improperly pruned shrubs and making other petty and erroneous complaints. Mr. Pellegrino replied that he and his assistant send such letters, which are friendly in tone, whenever they see conditions that they believe are in violation of the Association's Rules and Regulations, and that they welcome comments and corrections.

Ms. Shotwell stated that she was contacting all homeowners with information that would enable them to make their arrangements to have their dryer vents cleaned.

Mr. Bing moved that the meeting be adjourned. Mr. Schwartz seconded and the motion was unanimously approved.

Robert C. Johnston, Secretary