

Wellington Manor Homeowners Association  
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Judith Green Quinn, CMCA, AMS

**Board of Trustees Meeting  
7:00pm, Monday, July 16, 2018**

Attending: Frank Colucci, President  
Jerry Jeronowitz, Vice President  
Steve Walker, Treasurer  
Valarie French, Co-Secretary  
Roberta Sutker, Co-Secretary

Frank Colucci, President, called the meeting to order.

It was noted that all members of the Wellington Manor Board of Trustees were in attendance.

Frank asked for approval of the WM BOT Meeting minutes of May 2018. There was unanimous approval.

Steve Walker, Treasurer, gave the Treasurer's Report. (See enclosures). Discussed was the transfer of accounts from Northfield Bank and Berkshire Bank to Bank of Princeton and First Bank. Wellington Manor will be getting interest on all of our accounts at the new banks. The Finance Committee will be reviewing the reserve accounts to assess if the moneys set aside in the Reserve Accounts are enough, not enough or too much to meet the replacement needs of the communities assets ie, clubhouse roof, etc.

Jerry Jeronowitz, Vice President reported on hazardous tree removal.

- 5 different issues:

Storm damage at Buckingham Circle  
2 fallen trees outside of pool area  
73-75 dead Black Oak Lexington Drive  
Fallen tree on York Road

3 bids to the jobs  
One estimate was too high  
Brightview and Silva Guard submitted bids.

Jerry Jeronowitz made a motion that we accept Brightview's bid of \$6011.88 for Tree Removal. Roberta Sutker, seconded the motion which was then passed unanimously by the WM BOT.

- Remove and replace damaged tree at Memorial Garden at the end of Buckingham.
- Remove Two Fallen Trees behind the pool.
- Remove Tree behind 73/75 Lexington
- Remove Tree next to 4 York (30" in the woods)
- Hazard dead tree next to 4 York

A resident expressed concern about dead trees behind common areas on Buckingham.

A resident expressed concern about visibility as cars turn from York onto Lexington. The growths are on private property and the owners of that property will consider what they can do.

A resident expressed a need to replace trees that have come down on Lexington Drive

Judith Quinn, WM Property Manager will address residents concerns.

Frank Colucci reported on the status on the 13 RAC benches which will be sanded and cleaned by Merry Maids at a cost of \$495.81.

## COMMITTEE REPORTS

ARC. Jerry Jeronowitz reported on behalf of Rob Osborne, chair of [ARC](#). There was unanimous approval for going ahead with Railings at 15 Lexington Drive.

Lou DeLauro reported that the [Covenants Committee](#) will be convening.

Bob Rushnak reported on the [Flag Committee](#). He reported about how flag committee members do their job and how they are informed of the need to have the flag at half mast. Bob requested that we continue to replace the 200 smaller flags placed around our community. He will be requesting an increase in his budget.

Frank Colucci and Jerry Jeronowitz made a report from the [Grounds Committee](#). They are looking for new members. They are continuing to work very closely with Judith and Brightview. A meeting will be called for this week.

Terry Reynolds reported on some of the many activities of the [Social Committee](#). Margaritaville on Sunday, July 29 BYOB Party begins at 5pm and music starts at 6pm.

August 14, Ladies night at WM Club House.

Carol Melillo reported on [Sunshine Committee](#). She recommends that everyone get new Shingles Vaccine. She hopes that WM residents will let her know when a member of our community is having health issues.

[Welcome Committee](#) is ready to welcome new residents.

[Club House Committee](#) is getting under way.

Patt Potter reported on the [Pool Committee](#). Patt reminded people about Water Exercise every Tuesday and Thursday at 11am. Patt advised residents about the status of rusting pool furniture. Merry Maids is going to treat a chair and chaise which will then its effectiveness be assessed by the Pool Committee and Judith to assess if the treatment does what is needed.

There were complaints from some residents that several life guards were asleep on the job.

Frank Colucci says that we are trying to get a system going whereby concerns from residents should go to Judith who will log the issue and log the action taken on the WM resident's phone call.

Call Judith at 609-512-1062.

Bob Rushnak reported on the [Recreation Committee](#). He is stepping down from this Committee Chairmanship. Dick Smith has agreed to take over.

Frank Colucci thanked Bob Rushnak for his many contributions to the success of our Wellington Manor Community.

Frank Colucci reported on the status of restoration of DEP line on Lexington odd number lots. Discussion followed. Judith will take up the concerns with Brightview.

Frank Colucci, President adjourned the meeting at 8:30pm.

Respectfully submitted by

Roberta Sutker, Co-Secretary Wellington Manor Board of Trustees