

Wellington Manor Homeowners Association

Board of Trustees Meeting

Monday, May 13, 2019

In attendance: Jerry Jeronowitz, Vice President
Roberta Sutker, Co-Secretary
Steve Walker, Treasurer
Valarie French, Co-Secretary

Absent: Frank Colucci, President

1. Jerry Jeronowitz suspended the HOA Annual Meeting and called the Board of Trustees Meeting to order at 7:05 p.m.
2. Jerry asked for a motion to approve the minutes of the March 19, 2019 Board of Trustees meeting. Roberta made the motion, Valarie seconded, and the minutes were approved by unanimous voice vote.
3. Jerry asked Steve Walker for the Treasurer's Report.
Steve began by saying that as of 3/31/19 the HOA budget is in "great shape". There is a surplus in the account budgeted for 2019 snow removal of \$39,000. A resident asked whether the Board planned to invest the surplus or use it to cover other expenses. Steve responded that no decision has been made as we don't know what our surplus will be at the end of the year. We have, however, invested funds that we do not expect to use in CD's which are earning, on average, approximately 2.4%.
Steve reported that the state tax levied on the Penn East money in 2018 was about \$13,000 leaving a balance of about \$40,000 in that account.
The Reserve Study is under review. There is a recommendation from the study to increase reserve fund allocations from \$35,000/year to \$40,000/year. The Board with the Finance Committee will consider this recommendation going forward and whether Wellington Manor should fund reserves at 100% or something less. In response to a question, Steve stated that the Reserved Study projections include labor costs and inflation.
4. The Board of Trustees meeting was suspended while the HOA Annual Meeting resumed and concluded with the election of 3 Board members.
5. Roberta Sutker, a retiring Trustee, expressed thanks to the Board and the community for the opportunity to serve. She encouraged all residents to get involved in committees and to participate in community activities.
Jerry Jeronowitz read a message from Frank Colucci, a retiring Trustee, thanking the community for its support during his tenure on the Board and for the opportunity to serve. Jerry, also retiring from the Board, thanked the community for the honor of serving, describing his service on the Board as both eye-opening and a pleasure.
Steve Walker and Valarie French thanked the retiring Trustees and the community for their support, guidance and good will over the past year.

6. Jerry asked for Committee Reports.

- Jerry Jeronowitz spoke for the **Architectural Review Committee (ARC)**. There were 2 requests for exterior improvements. Board approved requests by voice vote.
- **Clubhouse Library**: Doris Dopkin announced that as a result of a request for donations, there are new additions to the library available.
- **Clubhouse Exercise Room**: Steve Walker said there have been no changes.
- **Clubhouse Facilities**: Carl Vannozzi said there are no changes.
- **Clubhouse Fire Safety**: Jerry noted that thanks to Tom Mihalko, all emergency lights in the clubhouse are in working order.
- **Communications**: Joe McManus announced that the next issue of the newsletter will cover June and July. He also reported that he is seeking help from a website consultant to update the HOA website. A resident thanked Carl and Ann Vannozzi for maintaining the sign outside the clubhouse that posts upcoming events.
- **Covenants**: Lou DeLauro reported that the committee will recommend changes to the HOA by-laws to reflect changes in NJ state regulations regarding HOA elections (no write-in candidates, no nominations from the floor) and will review current state laws and regulations for other changes that could affect Wellington Manor.
- **Disputes**: Jim King noted that while there have been no formal disputes, he had received calls from residents questioning a recent survey issued by the Ad Hoc Clubhouse Committee. Residents were questioning why the survey was sent to all email addresses rather than limited to one per household.
- **Finance**: Lou DeLauro said that the committee will convene to review – as a “watchdog” – budget related proposals and recommendations under consideration by the Board.
- **Flag**: Bob Rushnak described activities planned for Memorial Day 2019 including the ceremony to replace the US flag currently in use.
- **Grounds**: Greg Bancroft reported that a Hazardous Tree Survey has been completed by the committee. He told residents to call Judith Quinn, property manager for more information, and to determine whether a homeowner’s tree has been or could be deemed hazardous. The committee is creating an inventory of all WM trees that will list when trees were planted and by whom.

The Board approved \$6500 for new signage and new plantings at the Lexington Drive entrance to Wellington Manor. The contract will go to the low bidder, Mario.
- **Recreation**: Dick Smith reported that the committee is planning for outdoor activities to begin in June.
- **Social**: Terry Reynolds reported on upcoming community events:
 - Grounds for Sculpture
 - 6/7 Lunch & Learn
 - 6/19 Trenton Thunder game
 - 6/23 Ice Cream Social
 - 7/28 “Anchors Away” Pool Party
- **Pool**: Patt Potter noted that the auto-chlorinator has been installed. The pool will open on Saturday, May 25 and will be open weekends only until Monday, June 8 when the

pool will be open every day. There will be a water aerobics class 10 a.m. – 11 a.m. on Tuesdays and Thursdays starting Tuesday, June 9.

- **Ad Hoc Clubhouse Committee:** Maryann Swiatocha explained that the survey about possible changes to the clubhouse fireplace was developed and distributed to gather opinions from residents. She emphasized that the survey responses are non-binding on the committee and the Board, and that no actions have been taken. The committee is working with an interior designer to come up with options for improving the clubhouse.
7. Jerry asked for updates on issues currently under consideration by the Board.
 - Jerry asked that the Board rescind the \$10,000 approved and earmarked to cover the cost of erecting an on-site storage shed. The needs assessment conducted by Broderick Reynolds suggested economies and efficiencies that should eliminate the need to build additional storage space in the near term. Roberta Sutker made a motion to return the allocated funds, Steve Walker seconded, and the motion passed on a unanimous voice vote.
 - Steve Walker reported that according to the Board attorney, the paperwork granting an easement to Penn East has been filed with the county.
 - Steve reported that the auto-chlorinator for the pool has been installed.
 - Jerry reported that a contract was awarded to Jammer Doors, the low bidder, to repair and replace 2 clubhouse doors.
 - Jerry and Steve reported that actions are underway in the RAC: reattach tennis court screens, power washing. There is a schedule to clean the pool furniture on or about 5/17/19. Outside cleaning and furniture cleaning have been delayed by rainy weather.
 8. Jerry adjourned the Board of Trustees meeting at 8 p.m.

Respectfully submitted,

Valarie French
Co-Secretary
May 20, 2019