

Wellington Manor Homeowners Association
Board of Trustees Meeting
July 19, 2021

The meeting was conducted via conference call and members of the Board of Trustees (BOT) and the Wellington Manor Homeowners Association (HOA) were present via teleconference.

In Attendance:

Steve Walker, President
Michael Swiatocha, Vice President
Karen Haftl, Treasurer
Marva Novitz, Co-Secretary
Valarie French, Co-Secretary

Board of Trustees meeting called to order at 7:01 pm

Old Business

March 15, 2021 Meeting Minutes-

Valarie French made a motion to approve the minutes of the Board of Trustees meeting of May 17, 2021. Marva Novitz seconded the motion. The minutes were approved.

Co-Vid 19 Update-

Steve Walker explained that the Board is in ongoing discussions with the management company, the HOA's lawyer and with neighboring HOAs regarding the continuing pandemic. The Board's primary concerns remain protecting the health of residents and protecting the HOA and Board members from liability. To date, the swimming pool opened to vaccinated residents on July 3, and the outdoor recreation areas (RAC) are also open to vaccinated residents. The Board will keep the community informed.

Financial Report-

Karen Haftl gave a summary of financials through June 2021. The budget totals show a shortfall due to snow removal for the past season.

Further, Steve explained that there probably will not be a surplus from the 2021 budget sufficient to offset any HOA cost increases in 2022. He described the situation in a neighboring HOA where its new landscape service contract may increase by 50% next year. Wellington Manor will also need to negotiate a landscaping contract for 2022, and current HOA fees would not cover a contract increase. As a consequence, it is possible that our HOA fees will have to increase next year.

Pool-

Marva Novitz reported that the pool opened on July 3 and is open every day from 12 p.m. to 6 p.m. The pool is open to vaccinated residents only. Dream Pools, the pool service company hired this season, has performed well to date. Marva thanked Patt Potter for volunteering to lead aquatic aerobic classes twice a week.

RAC-

Michael Swiatocha reported that Kurt's Courts is under contract and has begun refurbishing the tennis, bocce, shuffleboard and pickleball courts in the RAC. The contract includes power washing, resurfacing and painting. The pickleball court will also get new nets.

Committee Reports-

Michael Swiatocha invited HOA committee reports.

ARC – Michael reported for Rob Osbourne that recent requests for improvements have been reviewed and approved by the Board.

Grounds Committee- Drew Haffl reported that five trees fell in the high winds of July 16, 2021. Greenpoint Landscaping has already been on site and begun removing the damaged trees. Linda Pickering, Wellington Manor resident and Master Gardener, has joined the Grounds Committee. Angelina Duggan remarked that there is a detached, dangling tree branch in the wetlands behind her house; Drew promised to inspect it to determine if any action can, or should, be taken.

Baseball Outing – Millie Rushnak reported that the date for the outing has been changed to August 4, 2021.

Flag Committee- Bob Rushnak reported that a total of 400 flags were placed in Wellington Manor common areas to commemorate Memorial Day and Independence Day. The Flag Committee is fully staffed with volunteers to raise and lower the flag daily and lower the flag to half-mast under state and federal orders.

Library-Angelina Duggan reported plans are on hold to make room for new books by offering books to residents.

New Business

Michael Swiatocha announced that in the evening of July 22, 2021 the Pennington Fire Department will use the pool to practice water rescue training.

Christina Kales complimented Steve, Michael and the new Board members on the response to the Co-Vid pandemic and asked what the Board is thinking about when and how to open the Clubhouse to residents. Steve responded that the Board will continue to wait and see.

Steve Walker offered a few reminders for all Wellington Manor residents:

- All residents, especially new homeowners, should read and become familiar with the Homeowners Manual.
- Premier Management (PMA) will be arranging for a survey of sidewalks to identify uneven, potentially hazardous, paving. PMA will notify affected homeowners of the survey results.
- Trash cans should not be placed at the curb earlier than Monday at 5 p.m. and should be taken in after pick-up on Tuesday. Recycling should be weighted to prevent litter from blowing onto properties.

- Check for mold and algae growth on siding and arrange for power washing.
- Homeowners must have an ARC review and Board approval *before* making changes to a home's exterior. Unapproved work may be halted. Guidelines for ARC approval are included in the Homeowners Manual.

The meeting adjourned at 7:40 pm.

Respectfully submitted,

Valarie W. French, Co-Secretary

[Approved: 9/20/2021]