

Wellington Manor
HOA Board of Trustees Meeting
Via a Dial in Conference Call, January 17, 2022 - 7:00 pm

The January 17, 2022 Wellington Manor HOA Board of Trustees Meeting was called to order at 7:00 pm by the Board President Steve Walker.

Roll Call

In attendance: Steve Walker, President
 Michael Swiatocha, Vice President
 Karen Haftl, Treasurer
 Valarie French, Co-Secretary
 Marva Novitz, Co-Secretary
 David Papalia, Property Manager

Certificate of the Presence of a Quorum and Proof of Notice –

There are 5 board members present constituting a quorum to move forward with the meeting.

Approval of Minutes –

Steve Walker made a motion to approve the November 15, 2021 Board of Trustees meeting minutes as presented, 2nd by Marva Novitz. All in favor.

Covid-19 and Clubhouse Closing –

The Board has been conscientious for the last two years about monitoring the potential for exposure to Covid-19 in Wellington Manor. The Clubhouse was recently closed again due to changing conditions including new virus variants and an uptick nationwide in infections. The Board will continue to monitor conditions locally and in the state.

Treasurers Report –

- a) Asset Summary – the current balances are as follows: Operating account has \$1,043.44, deferred account has \$36,311, Reserve account has \$41,221, Working Capital account has \$62,559.

- b) 2021 Projected Revenue & Expense – The Association has not yet received the December draft financial statements from Premier Management Associates. A report will be provided during the next meeting.

Pool Season Summary and 2022 Planning –

Negotiations continue with Dream Pools regarding the contract for 2022 and resurfacing of the pool.

Management Update - Premier Management Associates

The Association recently enlisted the services of One Call Now which is a system that provides rapid delivery of telephone calls and emails from the Association to the homeowners about important community information.

David explained that there has been a delay with January's direct debit program, so homeowners who use that service may not have seen their bank account debited yet.

Premier Management has rolled out a new property management system known as Vantaca. Right now, it is being used by Management only, soon it will be available to Board members, and eventually it will allow for resident portal access.

David explained that if residents have any concerns, they should reach out to him directly via email or phone call and he will address the issue.

Committee Reports:

The Board encouraged residents to join the working committees to increase both membership and community engagement. Committee chairs were invited to give oral reports.

1. ARC – One application to replace a leaking roof was approved. The work has been completed.
2. Communications – There will be no newsletter published in February, the next edition will be published in March.

The Association will hold an election to fill the two (2) positions currently held by Steve Walker and Valarie French at the May 16, 2022 meeting.

New Business:

None.

A motion was made by Steve Walker to adjourn the January 17, 2022 HOA Board of Trustees Meeting at 7:23 PM. Michael Swiatocha 2nd it, All in Favor.

Recorded by Luz Zielinski, A PMA Administrator