

Wellington Manor
HOA Board of Trustees Meeting
In Person and Dial in Conference Call, March 21, 2022 - 7:00 pm

The March 21, 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
 Karen Haftl, Treasurer
 Valarie French, Co-Secretary (via phone)
 Marva Novitz, Co-Secretary
 David Papalia, Property Manager (via phone)

Absent: Michael Swiatocha, Vice President

Certificate of the Presence of a Quorum and Proof of Notice – There are 4 board members present constituting a quorum to move forward with the meeting. Michael Swiatocha was absent.

Approval of Minutes – Approval of January 17, 2022 HOA Board of Trustees Meeting minutes - Steve Walker made a motion to approve as presented, 2nd by Marva Novitz, all in favor.

Covid-19:

a) Clubhouse – The Clubhouse is now open.

Fitness Room – The Fitness Room is also open now; residents must be vaccinated. Guidelines include use wipes on equipment you use before and after use. Only 1 person or 2 family same family in Clubhouse at one time. Limit use to no more than 45 minutes and be respectful of anyone waiting.

b) RAC – The RAC is open and you may bring a guest. The chain has been removed; it was placed there due to prevent improper disposal of dog waste.

Treasurers Report:

a) Asset Summary – Karen Haftl reported on the January financials and the Association is in a favorable position. Snow is the only variable at this time. We have spent \$34,801 on snow related expenses thus far on a budget of \$45,000. Based on last year's snow overage, we are moving \$20,000 from the snow contingency budget to the operating account.

b) Projected Revenue & Expense 1/31/22 – Revenue and expenses are all on track for this year through January. We are awaiting February reports from PMA.

Pool –

Pool upgrades - Preliminary work on pool refacing and tile has started; the tile is expected to be installed in mid-April; it is a commercial grey color that should last at least 10 years. The price for this is \$25,650 and will be performed by Dream Pool

Lifeguard – We are hoping to not have life guards on duty, in favor of having an attendant.

Heater – Most of the other 55+ communities have pool heaters, while Wellington does not. The estimated cost to install a heater is around \$12,500, with an annual operating cost of \$3,000. The Board is evaluating the addition of a pool heater at this time.

Operating Season – Beginning on May 28, the pool will be open for weekends and holidays until July 1st, and from July 5th through September 5, from 12:00 pm to 6:00 pm.

Sidewalks – Maintenance and replacement of the sidewalks in front of a home is the homeowner's responsibility. PMA will be inspecting the sidewalks to see what work is required for each home. The Board is working with the Architecture Review Committee to develop sidewalk standards.

Clubhouse Sound Abatement – The Board is currently evaluating options to help dampen the ambient noise when the clubhouse is in use by a large number of people.

Management Update – David Papalia provided a brief report of community issues. David asked that any snow related or landscaping concerns be reported promptly to him.

Committee Reports:

1. Fire Safety & Inspection – Did great!
2. Library – It is being re-shelved with new materials.
3. Communications – The new website has had a lot of activity with approximately 90 people requesting access to the new website. The Board thanked Joe McManus and Broderick Reynolds for their work in developing and deploying a new Wellington Manor website.
4. Grounds Committee – The committee is currently compiling a hazardous tree list.
5. Social Committee – There were 36 attendees at the St. Patrick's party. A Ladies Night out will be held on the 2nd Saturday of the month. The newsletter has a full listing of social events going on in the community.
6. Sunshine Committee – There are new neighbors who moved in to 44 Buckingham, 5 Lexington, and 4 York Road. Also, 11 Lexington is for sale.

New Business:

The Association's annual meeting and election are upcoming, there will be two positions to fill.

A motion was made by Steve Walker to adjourn the March 21, 2022 HOA Board of Trustees Meeting at 7:50 PM. Marva Novitz 2nd it, All in Favor.

X _____

Steve Walker, President

Recorded by Luz Zielinski, A PMA Administrator