

Wellington Manor Homeowners Association

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Annual Meeting and Election of Trustees

7:00 P.M. on Monday, May 16, 2016

MEETING MINUTES

1. VOTER/OWNER OF RECORD REGISTRATION

Began at 6:00 P.M. and closed at 7:00 P.M. with the start of our Annual Meeting. Our Election Committee (Sandy Bing, Chairman, Dave Morris and Iris Bing) and Judith Quinn, Property Manager, conducted the election.

2. ANNUAL MEETING CALLED TO ORDER BY PRESIDENT

The meeting was called to order at 7:05 P.M. and the Election Committee confirmed we have a quorum:

- Residents (25% - 29 units required).
- Board of Trustees

Ruth Sugerman, President	Present
Robert J. Rushnak, Vice President	Present
Lou DeLauro, Treasurer	Present
Mary K. Jeronowitz, Secretary	Present
Tina Salmastrelli, Trustee	Absent

3. APPROVAL OF MEETING MINUTES

- May 18, 2015 Annual Meeting Minutes and Board of Trustees Meeting Minutes
- Board Action Requested: Motion to approve the minutes:
Ruth Sugerman 1st, Lou DeLauro 2nd, all in favor
Board Decision: Approved, unanimously and minutes will be posted on the website.

4. NOMINATIONS FROM THE FLOOR (SANDY BING)

Sandy Bing, Election Committee Chair, thanked the Board for their past service and asked for nominations from the floor. We have three open positions for the Board and only two declared candidates. Are there any nominations from the floor?

Open Seats

Two 2-Year Terms (Lou DeLauro & Ruth Sugerman completed terms)

One 1-Year Term (Bob Rushnak resigned early)

Joe Fischer, 45 Lexington, declared his candidacy for the open 1-Year Term vacated by Bob Rushnak. Joe is only interested in the 1-Year Term and does not wish to be considered as a candidate for either of the 2-Year Term open seats. Joe has Co-Chaired the Finance Committee for two years and his wife, Millie Fischer, is the Communications Committee, Chairperson.

- Board Action Requested: Motion to close the nominations:
Bob Rushnak 1st, Lou DeLauro 2nd, all in favor
Board Decision: Approved, unanimously to close the nomination process.

5. ELECTION OF TRUSTEES

The Election Committee observers (Dave Morris) and Property Manager collected resident's secret ballots and retreated to a private room for tallying of the secret ballots cast at the meeting and absentee ballots received by the Property Manager while the meeting continued for residents.

Sandy Bing reminded us that, for all intents and purposes, candidates are running unopposed and, thereby, elected to the Board of Trustees.

6. 2016 ANNUAL MEETING SUSPENDED AND MAY 16, 2016 GENERAL MEETING CALLED TO ORDER BY PRESIDENT

7. APPROVAL OF MEETING MINUTES

- March 21, 2016 Board of Trustees Meeting Minutes
- Board Action Requested: Motion to approve the minutes:
Bob Rushnak 1st, Ruth Sugerman 2nd, all in favor
Board Decision: Approved, unanimously and minutes will be posted on the website.

8. TREASURER'S REPORT (Lou DeLauro)

We're in pretty good shape this year and expect to finish 2016 on budget. We should be in the black. Surplus from the 2015 budget has been moved to the Snow Emergency Fund. In 2017 we will not have any overflow money remaining from the 2015 Special Assessment.

9. COMMITTEE REPORTS:

- **ARC Approvals (Jerry Jeronowitz for Rob Osborne, Chair)**
The ARC requests below were submitted to the Board for approval
 - **15 Lexington** - Rear Porch enclosure, Front walkway pavers (realignment, but same square footage), install rear patio (96 sq. ft.)
 - **29 Lexington** - Paving cap over existing front walkway
 - **62 Lexington** - Stone landscape edging
 - **45 Lexington** - Pavers on front walkway (same square footage), install front walkway and landscape lighting
 - **38 Lexington** - Paint front door and window shutters black
 - **36 Lexington** - Replace nine (9) windows (master bedroom and family room)

Board Action Requested: Motion to approve the ARC requests as submitted:
Bob Rushnak 1st, Ruth Sugerman, all in favor
Board Decision: Approved, unanimously

- **Clubhouse Management (Judith Quinn, Property Mgr.)**
 - **Pool (Judith Quinn)**
 - Pool passed electrical inspection.
 - Health inspection is scheduled for tomorrow.
 - American Pools is very responsive and has been good so far.
 - **Parking Lot (Judith Quinn)**

Cracks are being filled on Tuesday and black top applied on Wednesday or Thursday; weather permitting.
 - **Library (Doris Dopkin)**

No Report
 - **Exercise Room (Bob Rushnak)**

Our fitness room is well equipped so use the equipment and contact me if you have any questions, or need a training session.
- **Communications Committee (Millie Fischer)**

The new website is up and running, so take a look. The Financial information has been added to the website. Items for the next newsletter should be submitted no later than May 22.
- **Covenants Committee (Lou DeLauro/Bill McGarry)**

A special thanks to the committee for their hard work on reviewing our Homeowner Rules and Regulations. Recommendations have been made to the Board and they will be posted on our website when completed and if approved.
- **Dispute Resolution Committee (Jim King)**

No report
- **Executive Committee (Sandy Bing)**

Members met last month and discussed Wellington Manor issues. Sandy thanked the Board and committee chairs for their participation and input.
- **Finance Committee (Joe Fischer)**

Financial information is being posted to our website and the 3-Year update on our Reserve study is in progress.
- **Flag Committee (Bob Rushnak)**

By order of Congress, the flag is lowered for *Peace Officers Day* and I took it upon myself to make it five (5) days. As a “thank you” I’m asking for contributions to take goodies to our local firehouse and police department.

The pool will open on Memorial Day and we will hold our annual Flag ceremony with Rev. John Goerrs providing the invocation and I’ll give a little history on our flag – the symbol of our country. Following the service, food will be served by the Social Committee. The Flag Committee will be decorating our community with over 200 flags for the holiday. Thank you to Tom Mihalko for a donation of 2-dozen flags for this cause.

- **Grounds Committee (Cindy Smith for Greg Bancroft)**

After 2-years in the pipeline, we have completed our latest landscape project (center island improvements). Grounds Committee is always looking for new members and new ideas.

Future projects might include:

- Cleaning the Pennington-Lawrenceville Road perimeter area.
- Some replanting at the two brick entrance columns.

Finally, a big “thank you” to Millie Fischer for her efforts in organizing the driveway/walkway repairs project. Two quality contractors have been contacted.

- **PennEast Pipeline (Ruth Sugerman/Tina Salmastrelli)**

Our attorney is getting weekly calls from PennEast, but we will lay low for now. Steve Kuppe plans to attend an “anti-pipeline” group meeting next week.

- **Recreation Committee (Bob Rushnak)**

Take advantage of the tennis, bocce, and pickleball courts; equipment is stored in the Men’s Dressing room. I’d like to challenge neighboring 55+ communities to friendly games and enjoy our RAC facilities and we’ll need WM teams to participate. Please contact me if you’re interested.

- **Social Committee (Cindy Smith)**

Kentucky Derby day was attended by 34 people who enjoyed the food, ladies hat and men’s tie parades, the betting and the race. Thanks to all who participated.

Memorial Day program and food actually falls on May 30th this year. Bob Rushnak’s program will begin at noon followed by refreshments (hotdogs, salads, iced tea and water). We will again request desserts from residents attending the festivities.

If you have ideas or want to help, join us at 3:00 P.M. the 3rd Wednesday of each month. Members and ideas are always appreciated.

Planned Events

- June 14th – Ladies Night Out at KC Prime and hosted by Cindy Smith
 - June 26th – Ice Cream Social
 - July 31st – Pool Picnic
 - Sept. 5th – Pool Closing/Potluck (with live music)
 - Social Hour is at 6 P.M. every Friday night at the Clubhouse
 - Coffee & Bagels is at 9:30 A.M. the 2nd Saturday of every month.
- **Sunshine and Wellness Committee (Carol Melillo)**
Please keep me informed of any resident to whom a thoughtful card should be sent.

We need greater attendance for the wellness visits or we are in jeopardy of losing them. Pneumonia and flu shots are being scheduled for later this year and I'm hoping to get a guest speaker in gastroenterology (GI) for possibly September.

- **Welcome Committee (Ruth Sugerman for Tina Salmastrelli)**
Tina is reorganizing, but she's currently on vacation. We introduced and welcomed our new resident Pat Potter who was in attendance.

10. FAREWELL (Ruth Sugerman)

Bob Rushnak

Bob who's been serving as Vice President for the past two-years, and serving on the Board for several terms prior to that. Most of Wellington Manor residents know Bob's name well, calling upon him in emergencies to help them out, or just thanking him for stopping by to help them with day-to-day jobs around their homes.

We on the Board know him for overseeing the Pool enthusiastically and properly over the past years, as well as for volunteering to supervise our patriotic observances from our wonderful flagpole to our holiday flag displays. There is no job too large or too small for Bob to tackle.

Bob will be missed as a Board member, but he has promised I can yell, "help" when necessary and he won't be too far away.

Lou DeLauro

Lou agreed to run for the Board two-years ago after much harassing from me. As neighbors, I would meet him in the driveway and tell him how important it was for residents to "do their duty" and take responsibility by becoming a Board Member.

As Treasurer, Lou has been an asset to the Board, not only where our finances were concerned, but in other areas, such as being the Liaison to the ARC Committee, as well as the Covenants and Finance Committees.

An original owner in the community, Lou had a lot of knowledge of the community to bring to the table.

11. GENERAL COMMENTS

- Lou DeLauro – It's been a pleasure to serve on this Board, we always work together even though some discussions were difficult.
- Bob Rushnak – I've served on three Boards and it's been a pleasure working with them. They've been vital in making many improvements. I'm just over extended with church and garden club. I'm at 59 Lexington, just down the street, if you need me.
- Ruth Sugerman – The Ash Tree Borer has infected our ash trees and there is no cure. Options for any type of action are under review by Brickman and we'll keep you informed.
- Marlene Brim – When Harry was here, the person with the least number of votes filled the one-year open seat on the Board.
- Sandy Bing – Joe Fischer was nominated from the floor this evening and is only interested in the one-year open Board seat.


12. MOTION TO END REGULAR MEETING AND RETURN TO ANNUAL MEETING

- Board Action Requested: Motion to return to Annual Meeting:
Bob Rushnak 1st, Lou DeLauro 2nd, all in favor
Board Decision: Approved, unanimously and regular meeting adjourned.

13. ANNOUNCE FINAL ELECTION VOTE TALLY – BOARD MEMBERS (Sandy Bing)

We have three (3) open Board seats for this election: Ruth Sugerman, Steve Kuppe and Joe Fischer are running unopposed, thereby; they are automatically elected to the Board.

Respectfully submitted,


Mary K. Jeronowitz, Secretary
July 7, 2016