

# Wellington Manor Homeowners Association

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Judith Green Quinn, CMCA, AMS

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## **Board of Trustees Meeting** **7:00 P.M. on Monday, July 18, 2016**

### **MEETING MINUTES**

#### **QUORUM OF THE BOARD**

Ruth Sugerman, President	Absent
Tina Salmastrelli, Vice President	Present
Joe Fischer, Treasurer	Present
Kathie Jeronowitz, Secretary	Present
Steve Kuppe, Trustee	Present

#### **PRESIDENT'S REMARKS (Tina Salmastrelli for Ruth Sugerman)**

Tina Salmastrelli, Vice President, welcomed residents and noted Ruth's absence due to knee replacement surgery and that she is recovery at home.

Kathie Jeronowitz announced our pool deck is open for use by residents, but swimming is ONLY allowed when a lifeguard is on duty. On Friday evenings, pool hours are extended to 10 P.M. for residents and their guest. Please visit the Clubhouse and take advantage of the new pool hours on Friday evenings and Social Hour.

#### **SECRETARY - APPROVAL OF MEETING MINUTES (Kathie Jeronowitz)**

- May 16, 2016 Annual Election and Board of Trustees Meeting Minutes
- Board Action Requested: Motion to approve the minutes:  
Steve Kuppe 1st, Joe Fischer 2<sup>nd</sup>, all in favor  
Board Decision: Approved, Unanimously and minutes will be posted on the website.

#### **TREASURER'S REPORT (Joe Fischer)**

We have received and reviewed operating numbers through May and generally all is tracking with the budget through five months. Also on track appear to be

- Reserve accounts with approximately \$250,000 in net assets.
- The Community Improvement Fund with roughly \$15,000 in assets.
- The Deferred Maintenance Fund with roughly \$25,000 in assets.
- The Snow Emergency Fund with \$40,000 in assets.

All Operating and Asset numbers for April and May are now on the WM website -- and we expect to see the June numbers shortly.

Of course, as is always the case at this time of year, there are a number of possible -- unanticipated and unbudgeted -- expenses looming, including:

- Resolution of the ongoing Trenton Water leak inquiry.
- Pipeline legal fees above budget.
- Fixing sidewalk ramps.
- Bocce Court maintenance.
- Hazardous tree replacements
- And, lots of little things.

So, before we get too far along in the year I have begun to work on a forecast of spending so we will: 1) know what we have to spend through the end of the year and 2) have a jumping off point for the 2017 budget.

More to come on that.

So that brings me to the independent audit report for 2015 -- received a few months ago.

The report's main conclusion is that **the WM financial statements present fairly the financial position of WM as of 12/31/15**. Also noted, was that the auditor offered no opinion on 1) the effectiveness of internal controls and 2) future major repairs and replacements of common property (the Reserve Study).

There are no surprises here, but the report is nice to receive just the same.

A copy of the full audit report is on the WM web site.

Lastly, at its July Work Session the BOT gave approval to the Property Manager to renew our insurance policy with the current carrier (CAU), which provided us with the most competitive bid very close to what we currently pay. The new agreement will be effective August 1, 2016.

#### **VICE PRESIDENT'S REPORT (Tina Salmastrelli)**

##### **PennEast Pipeline Update**

- On May 11, Somerset County Superior Court judge refused to issue a temporary injunction banning PennEast to conduct surveys to compile information for the proposed \$1.2 billion pipe line through Hunterdon/Mercer Counties requested by individual residents and interested organizations. The Judge ruled she found no evidence of illegal surveys and no incidents that rise to the level of trespassing.
- Approximately, 70% of landowners in the proposed route have refused the survey. The information from these surveys are vital to FERC to make a well-informed decision.
- One June 4, a Trenton Times article cited a conflict of interest when a former Pennsylvania Utility member was hired by PennEast. The Sierra Club blasted PennEast citing "the incestuous relationship between the Utility and the Corporation".
- In a June 29 article, US Representative Bonnie Watson indicated she had plans to announce a bill that will reform the approval process for natural gas pipeline by FERC.

Conservative leaders, citizen groups and bi-partisan elected officials are expected to call for the passage of the bill that would revamp FERC's review process. Both Republicans and Democrats have found common ground for concerns over the number of pipelines crossing New Jersey.

- On Tuesday, July 6, FERC denied a request to begin construction on portions of the Transco Pipeline until builders have the required environmental documentation. Transco had applied to start construction on the compressor station, thereby, making it more difficult for DEP and for FERC to down their application.
- FERC indicated that without the 401 Water Quality certificate (Clean Water Act) and a permit from NJDEP, nothing other than existing infrastructure work will be allowed.

In our Clubhouse Library, we have a PennEast binder updated with the most current articles, letters, etc. It's an excellent community resource.

### **General Comments**

- 2017 construction date is unlikely.
- PennEast's offer of \$28,000 (Land Easement \$24,000 & Landscaping replenishment \$4,000) has been respectfully declined by the Wellington Manor Board of Trustees.
- Have any other communities accepted PennEast's offer? Unfortunately, we don't have that information.

### **TRUSTEE'S REPORT (Steve Kuppe)**

New lumbar support pillows were purchased for the pool chaise lounges. Relax and enjoy!

### **PROPERTY MANAGER REPORT (Judith Quinn)**

Letters were sent to residents regarding roof algae/stains that need to be addressed. Approximately 47 homeowners received letters requesting a positive step toward action be taken by the close of business, on July 26, 2016. By that date, each affected homeowner is requested to provide the Property Manager with a copy of their signed agreement for algae/stain cleaning that includes the anticipated date work will be completed. If you have any questions, contact Judith Quinn directly at 609-512-1062, or by email.

After extensive discussion on this topic, the Board agreed to temporarily suspend any action or treatment by homeowners until further investigation by the Board. The Board will report back to the community, at the WMHOA September 19<sup>th</sup> meeting, and is considering hiring an engineering group to identify the roof stains and recommend corrective action and any potential roof damage from the actual stains or treatment applications.

### **General Comments**

Several residents were very outspoken at the meeting, while others phoned Judith Quinn directly to protest the letter, action requested, and response date.

- Letter tone
- This is not algae, but rather a chemical reaction.
- Algae letter is a false issue and most roofers reject cleaning.
- Hot roofs are easily damaged by chemicals and activity on the shingles
- Time for action is so short to comply – especially during summer vacations.

- Treatment and chemicals shorten roof lifespan. Who will be responsible for damage?
- Algae will return – it’s a natural occurrence
- Treatment is expensive and needs to be redone in only one or two years.
- Other communities don’t clean their roof – why ours?
- Cleaned my roof previously and will not clean it again – take me to court.

**ARC APPROVALS (Jerry Jeronowitz for Rob Osborne, Chair)**

We have only one ARC request submitted to the Board for approval.

- 2 York Road      Paint front door and shutters black.  
                                 Change existing lanterns by the porch and garage.

Board Action Requested: Motion to approve the ARC request as submitted:

Joe Fischer 1st, Steve Kuppe, all in favor

Board Decision: Approved, unanimously

**COMMUNICATIONS (Millie Fischer, Chair)**

Please email any articles or photos for the newsletter.

**COVENANTS COMMITTEE (Bill McGarry, Chair)**

No report

**DISPUTE RESOLUTION (Jim King, Chair)**

No report

**EXECUTIVE COMMITTEE (Sandy Bing, Chair)**

Our next meeting will be schedule October at the Clubhouse.

**FLAG COMMITTEE (Bob Rushnak, Chair)**

No report

**RECREATION COMMITTEE (Bob Rushnak, Chair)**

No report

**GROUNDS COMMITTEE (Greg Bancroft)**

- Brightview’s (a.k.a. Brickman) contract ends in 2018.
- Who has the marked/highlighted contract for “Brickman issues”?
- Plans are to schedule a summer meeting to discuss dead trees and their commercial vehicles again having parking access to WM’s clubhouse parking lot.
- The wrong Russian Sage plant material was used in one of the recently completed island projects. When brought to their attention, Brightview offer no corrective action.
- The new island plantings need to be watered for the best chance of survival.
- Judith Quinn suggested future plantings take place in the fall, or watering be included in contract specifications.

**RECREATION COMMITTEE (Bob Rushnak)**

**No report**

**SOCIAL COMMITTEE (Cindy Smith, Chair)**

The Ice Cream Social was attended by 36 guests who enjoyed the activity and the great weather. Attendance was up this year from 25 guests at last year's event.

We will be asking for RSVPs for all events as it helps us plan room set-ups and food purchases. All ideas and suggestions are welcome, along with breathing bodies. Please be patient, sometimes it takes time to implement suggestions.

- July 31<sup>st</sup> – Pool Picnic – \$8.00 per/person
- August 9<sup>th</sup> – Ladies Night Out (Gina Mistretta & Janet King hosting at the Clubhouse)
- August 13<sup>th</sup> – Saturday Coffee
- September 5<sup>th</sup> – Pool Closing and Potluck (live music by: After Dark)
- September 10<sup>th</sup> – Saturday Coffee)
- Check the newsletter for Pizza, Social Hour, and other events.

**SUNSHINE & WELLNESS COMMITTEE (Carol Melillo, Chair)**

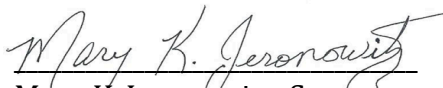
No report

**WELCOME COMMITTEE (Tina Salmastrelli, Chair)**

Welcome packet has been updated and is ready for distribution.

**ADJOURNED: 8:30 P.M.**

Respectfully submitted,



Mary K. Jeronowitz, Secretary  
September 8, 2016