

# Wellington Manor Homeowners Association

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## **Board of Trustees Meeting**

**7:00 P.M. on Monday, January 16, 2017**

## **MEETING MINUTES**

### **QUORUM OF THE BOARD**

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

### **PRESIDENT'S REMARKS (Ruth Sugerman)**

Ruth opened the meeting by welcoming new residents Michael and Ipek Strassberg, 19 Buckingham, to Wellington Manor.

She then requested a moment of silence for the passing of our friends and neighbors Leah Naroff and Virginia Bachalis.

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

- November 21, 2016 Board of Trustees Meeting Minutes
- Board Action Requested: Motion to approve the minutes:  
Joe Fischer 1st, Tina Salmastrelli 2nd, all in favor  
Board Decision: Approved, Unanimously and minutes will be posted on the website.

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

It's been a long process to develop this year's budget. In addition to reviewing the Wellington Manor Financial Statements each month, which are posted on our website, there have been:

- Ongoing meetings with the Finance Committee and its Chair, Bill McGarry
- Board Work Sessions
- Input from committees
- Executive Committee Meetings
- Regular Homeowner Association Meetings (HOA)
- A December meeting to learn of Finance Committee recommendations and hear homeowners' input
- Private communications with individual homeowners
- Review an open letter to the Board of Trustees (BOT) about the budget process from a group that somehow forgot to send any of us, or the Finance Committee Chairperson, a copy

I want to thank you all, but especially the Finance Committee and Bill McGarry for their incredibly detailed and thoughtful recommendation. All who spoke at our December Meeting, and all I personally spoke with.

Comments were well intended and of significant interest and relevance to the entire Board. We tried to develop a budget that addresses all of your concerns, but ... some of you may not agree with all of it. I, and my fellow Board members do not agree with all of it - is a compromise Financial plan for the year.

This plan is predicated on our preference not to increase dues while allowing Wellington Manor to do all that it must do. Truly the numbers tell the story so let's start with the numbers.

### **OVERVIEW OF 2016 FORECAST PROCESS EXPLAINED**

Forecast Surplus = \$13,623 -- subject to Year-End numbers and the Final Audit report.

PROPOSED 2017 BUDGET WALKED THROUGH WITH AN EXPLANATION OF THE HIGHLIGHTS GIVEN. TOPICS DISCUSSED IN SOME DETAIL INCLUDE:

- Carryover Surplus from 2016
- Transfer of Community Improvement Fund (CIF) dollars to Operating Budget in 2017
- Snow Budget = \$115,000 (Operating Budget plus Snow Emergency Fund)
- Grounds - Other Expense
- Clubhouse - Maintenance/Repairs Expense
- Clubhouse - Gas Expense
- Social Committee Expense
- Legal/Audit Expense
- Insurance Expense
- Contingency Expense
- Trash Expense
- Management Fees
- Administrative/Other Expense
- Capital Reserve Contributions
  - Plus concerns from homeowners to go to FC Committee
  - Plus language to restrict Board of Trustees (BOT) spending referred to Finance Committee
- Eliminated all 2017 funding for Community Improvement Fund (CIF)

**Result = No dues increase in budget.**

Board Action Requested: Motion to approve the 2017 Operating Budget for Wellington Manor Homeowners' Assoc.:

Joe Fischer 1st, Tina Salmastrelli 2nd, all in favor

Board Decision: Approved, Unanimously and 2017 Operating Budget will be posted on the website.

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

The most current PennEast Pipeline articles are available in a dedicated binder located in our Clubhouse Library.

**Article from the January 11, 2017 Trenton Times**

In a December letter to PennEast, the DEP has identified concerns about the environmental impact of the proposed pipeline. It appears PennEast has completed less than 35% of the required surveys along the proposed pipeline route. When these surveys are completed and then reviewed by DEP the results may require the pipeline route again be altered.

PennEast has approximately 61% of total survey access and is pleased with its progress and continues to work directly with landowners.

DEP has said the “Desktop surveys are not acceptable substitutes for the field surveys described in state protocols. NJDEP is holding FERC accountable by continuing to take a critical look at FERC’s federal review of PennEast.

The Office of Natural Lands Management’s study of the pipeline route has indicated the discovery of six (6) documented rare plant species and 25 rare plant presences on the proposed route.

NJDEP has again pointed to extensive missing data and analyses required for FERC’s review of the projects. Tom Gilbert, Campaign Director at NJ Conservation Foundation and ReThink Energy NJ has stated that a long, uphill battle lies ahead for PennEast when it is subject to NJDEP’s review.

PennEast feels that “while on the ground surveys are important in helping to determine the best route, they are most significant in that they enable landowners to share directly with PennEast their property specific concerns. A spokesman for PennEast said the FERC had already determined that PennEast Pipeline Project can be built while minimizing the impact on the environment.

As of the end of September 2016, based in large part on input from landowners and regulatory agencies, PennEast announced 33-route modifications to-date.

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

- We will be replacing the paper towel dispensers in the restrooms with automatic dispensers.
- Dates for roof algae/siding cleaning observations will be coordinated with Ruth Sugerman and published in the newsletter.
- Roofs with greater sun exposure are less algae prone while shaded areas are more susceptible.
- Roof cleaning should be a soft chemical wash, **not** power washed.
- Letters requesting homeowner action will be sent to individual homeowners as necessary.

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

No Report

**COMMUNICATIONS (Millie Fischer, Chair)**

The deadline for submissions for our February newsletter is January 23rd. Please send me any photos, articles, etc. of interest.

**COVENANTS COMMITTEE (Joe Fischer for Bill McGarry, Chair)**

No Report

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

No report

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

Ad hoc of committee chairs and Board members discussing what's going on in our community. The Board hears and considers suggestions from the meeting. The budget, and how to pay for snow removal are a few examples of topics discussed.

### **FINANCE COMMITTEE (Bill McGarry, Chair)**

No Report

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

Our flags is proudly displayed and lowered when recognizing fallen heroes; soldiers, police, etc.

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

No Report

### **GROUNDS COMMITTEE (Greg Bancroft)**

- 2016 – we did a survey of our perimeter trees and all looked good.
- 2017 – no plantings planned at this time.
- Spring cleanup of the Buckingham berm will be discussed again at our March WMHOA mtg.

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

Upcoming social events include:

- Jan. 19<sup>th</sup> PEAC fitness demo (Millie Rushnak)
- Jan. 19<sup>th</sup> Men's Luncheon (Lee Pisauro)
- Jan. 21<sup>st</sup> Soup & Salad
- Feb. 5<sup>th</sup> Super Bowl Party
- Feb. 11<sup>th</sup> Saturday Morning Coffee & Bagels
- Mar. 11<sup>th</sup> Saturday Morning Coffee & Bagels
- Mar. 18<sup>th</sup> St. Patrick's Day Party

Check the newsletter for Social Hour, Trenton Thunder game, and other events.

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

Please notify me if someone is under the weather so a card can be sent.

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

Welcome to Michael and Ipek Strassberg, 19 Buckingham.

### **GENERAL COMMENTS**

- Sandy Bing – I encourage residents to run/serve on the Board of Trustees.
- Joe Fischer – Our landscape contract with Brightview (a.k.a. Brickman) renews in early 2018 and is executed by committee. We are looking for committee volunteers.
- Joe Fischer – Budget contingency is “just-in-case we need it, nothing special”.
- Judith Quinn – Capital Reserve account can't be touched, but can be borrowed from with interest.
- Christina Kales – Need a Resolution passed to add WM 2016 Budget surplus to 2017 Budget.
- Sandy Bing – Snow removal and landscaping services are not separable, as vendors want both.
- Joe Fischer – Request to Township for snow removal reimbursement of WM streets is planned.
- Dave Morris – Cost is only \$300 for Brightview to clean WM streets vs. Township.

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

Respectfully submitted,



Mary K. Jeronowitz, Secretary

March 19, 2017