

# Wellington Manor Homeowners Association

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## **Board of Trustees Meeting**

**7:00 P.M. on Monday, May 15, 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

### **1. MEETING CALLED TO ORDER BY THE PRESIDENT**

Ruth Sugerman called the meeting to order and announced this evening's discussion would include a presentation by our legal council, Michael Fedun, Esq. on negotiations with PennEast Pipeline regarding their property easement request to Wellington Manor Homeowners Assoc.

### **2. APPROVAL OF MEETING MINUTES (Kathie Jeronowitz)**

- March 20, 2017 Board of Trustees Meeting Minutes
- Board Action Requested: Motion to approve the minutes:  
Joe Fischer 1st, Steve Kuppe 2<sup>nd</sup>, all in favor  
Board Decision: Approved, unanimously and minutes will be posted on the website.

### **3. GUEST SPEAKER – MICHAEL FEDUN, ESQ. – The Pipeline and Us**

The current pipeline offer is approximately \$30,000. An appraisal is needed for our land value; which is a fairly involved process. If FERC approves the pipeline, PennEast will have Condemnation Rights.

Currently, DEP review has found PennEast Pipeline's data to be insufficient and they have 30-days to comply. Both an Impact Statement and Conservation Easement are needed and DEP's tone and take is "we need it and will get it".

Landscaping the "buffer zone" between the pipeline and Wellington Manor will be part of our negotiations with PennEast and, BrightView, our current grounds contractor is developing costs for plantings in this area.

## General Comments

- When asked about the dimensions of the pipeline easement impacting Wellington Manor, Tina Salmastrelli responded the initial survey easement area would be 200 ft. wide, but only 50 ft. upon project completion (25 ft. on each side of the actual pipeline). Joe Fischer indicated the pipeline would be approx. 1,000 ft. in length.
- When residents asked about the cost of landscaping the “buffer zone” between our homes and the pipeline, Mr. Fedun said that would be part of negotiations. Since the DEP approves the pipeline, do they approve plantings too? Mr. Fedun said – yes.
- Residents on Westminster expressed concerns that when trees near their homes are cut that area may experience issues with flooding and the retention pond.

### **4. TREASURER’S REPORT (Joe Fischer)**

I want to thank my fellow Board members for their consistent work in the best interest of Wellington Manor and the Homeowners Association.

I have enjoyed our spirited deliberations and each of your thoughtful ideas. I consider you each friends and look forward to the future we share here in Wellington Manor.

As I think most of you know, this last year I filled the remainder of Bob Rushnak’s most recent 2-year term on the Board. Though I decided not to run for re-election, I found the year interesting and thought provoking. It is definitely different than being on a committee, or simply attending HOA and Finance Committee meetings.

It is easy to criticize what you disagree with – and some of you have done so in the last year – but the perspective and responsibilities to all homeowners that Board members share is both unique and eye opening.

Even though we just held our Annual Election, I urge each of you to join a committee, or run for the Board and be part of the solution to issues facing our community rather than just another voice in the crowd. You’ll probably enjoy the results a lot more.

We’ve received and reviewed our Financial Audit Report and there are no surprises.

The conclusion again is “The Financial Statements...present fairly, in all material respects, the financial position of the Wellington Manor at Hopewell Homeowners Association, Inc. as of December 31, 2016 and the results of it operations and its cash flow for the year then ended in conformity with accounting principles generally accepted in the United States of America.”

The full report and year-end (Dec.) financial results have been posted to the WM website. If interested, I urge you to check them out.

Also received and reviewed were our March financial statements and found them to be acceptable. We are tracking well within our budgets year-to-date (YTD).

- Snow bills ran below budget for Q1/Q2.
- Professional services bills running above budget and probably will.

I assume April's numbers will be forthcoming soon.

Now that we have our year-end audit report, all YTD 2017 financial statements will soon be added to the website.

## 5. COMMITTEE REPORTS:

- **ARC Approvals (Jerry Jeronowitz for Rob Osborne, Chair)**

The ARC requests below were submitted to the Board for approval

- **39 Lexington** – Replace existing sliding patio door in the breakfast area and three (3) existing exterior lanterns.
- **2 Westminster** - Paint front door red.

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

Joe Fischer 1st, Steve Kuppe, all in favor

Board Decision: Approved, unanimously

- **Clubhouse Management (Judith Quinn, Property Mgr.)**

- **Pool (Judith Quinn)**

- Pool opens at 12:30 P.M. – 8 P.M. two days a week and on Fridays, 12:30 P.M. – 10 P.M.

- **Clubhouse (Judith Quinn)**

No report

- **Library (Doris Dopkin)**

No report

- **Exercise Room (Bob Rushnak)**

No report

- **Communications Committee (Millie Fischer)**

Keep the photos coming! The deadline for submissions is the 22<sup>nd</sup> of each month.

- **Covenants Committee (Lou DeLauro/Bill McGarry)**

No report.

- **Dispute Resolution Committee (Jim King)**

No report

- **Executive Committee (Sandy Bing)**

No report.

- **Finance Committee (Bill McGarry)**

No report

- **Flag Committee (Bob Rushnak)**  
Since 2009, we've held a Memorial Day Flag Ceremony at noon followed by a small program and refreshments by the Social Committee. We'll be meeting at 9 a.m. the morning of Saturday, May 27<sup>th</sup> to place flags at the Clubhouse grounds. We'll gather at the clubhouse if you want to join us.
- **Grounds Committee (Greg Bancroft)**
  - We've completed the first phase of our clearing project - a work in progress and we'll do it again in the fall.
  - Trying to get the Buckingham berm mowed by our local government.
  - Remove two dead trees in our parking lot and replace them.
  - Seeking community members willing to work with the Board on landscape contract renewal.
  - Steve Kuppe – Ash tree removal has begun on Westminster with eight (8) trees removed and five (5) remaining. Two are located in our common area.
- **Recreation Committee (Bob Rushnak)**  
Take advantage of what we have here - tennis, bocce, and pickelball courts. The equipment is stored in the Men's Dressing room located across from the Men's room. Tournaments really don't work, but just take advantage of the equipment. If I can be of any help, I'll be happy to be available.
- **Social Committee (Cindy Smith)**  
“Thank you” to all the residents who gave their time and talents to the community and all who came out to events large and small. I would also like to thank the Board for their support.

Our Memorial Day Celebration and annual Flag Ceremony, including the pool opening, is May 29<sup>th</sup>. Please arrive by 11:45 A.M. so it can begin with the flag ceremony at noon. Hotdogs, salads will be provided and desserts are always appreciated.

Planned Events

- June 10<sup>th</sup> – Coffee & Bagels at 9:30 A.M. (Peg Burger and Liz Colucci)
  - June 13<sup>th</sup> – Ladies Night Out at Washington Crossing Inn – Hosted by T. Reynolds
  - June 25<sup>th</sup> – Ice Cream Social
  - July 8<sup>th</sup> – Coffee & Bagels at 9:30 A.M. (Terry & Broderick Reynolds)
  - July 30<sup>th</sup> – Pool party with live music “Mid-Summer Bash”
  - Sept. 4<sup>th</sup> – Pool Closing/Potluck
  - Social Hour is at 6 P.M. every Friday night at the Clubhouse
- **Sunshine and Wellness Committee (Carol Melillo)**  
No report.
  - **Welcome Committee (Ruth Sugerman for Tina Salmastrelli)**  
No report.

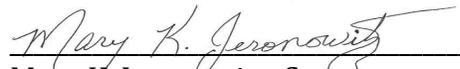
**6. FAREWELL (Ruth Sugerman)**

Ruth thanked the parting Board members for their service and support.

**7. MOTION TO ADJOURN GENERAL MEETING**

- Board Action Requested: Motion to adjourn the regular WMHOA Meeting:  
Tina Salmastrelli 1st, Joe Fischer 2<sup>nd</sup>, all in favor  
Board Decision: Approved, unanimously and meeting adjourned.

Respectfully submitted,

  
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Mary K. Jeronowitz, Secretary  
July 7, 2017