

Wellington Manor Homeowners Association Board of Trustees Meeting

Monday July 17, 2017

Quorum of the Board

Ruth Sugerman, President	Present
Roberta Sutker, Vice President	Present
Christina Kales, Treasurer	Present
Ann Vannozzi, Secretary	Present
Steve Kuppe, Member at Large	Present

Judith Quinn, CMCA, AMS and guest Michael Fedun, attorney

Meeting called to order @ 7pm

President's Remarks (Ruth Sugerman)

Ruth welcomed everyone and introduced Board Members- Ruth & Steve continue as members and Roberta, Christina And Ann new elected members.

Ruth reviewed the community history with PennEast and their offer of \$26,000 for placement of the pipeline which was rejected. A new counter offer of \$52,500 was made by the WM Board thru our attorney Michael Fedun and PennEast has accepted.

Michael Fedun was introduced and informed the group of the progress and process which WM & PennEast are going thru to reach an agreement. No formal agreement has been reached or signed at this time. Mr Fedun advise WM to move forward with negotiations and now is the time for action. If pipeline does not get approval (DEP has stopped PennEast at this time) any money we receive stays with us. If this goes to court and possible eminent domain, the payment for the easement would be much lower.

Mr. Fedun explained some concerns of the WM Board were what the area will look like after pipeline installed thru the easement and in the contract PennEast will be required to revegetation and all equipment and trucks cannot use WM streets. PennEast has surveyed the area in question and have placed markers where the easement will be on property.

The Floor was then open for questions, answers and concerns.

The area in the wetlands is owned by WM but the use of the land is restricted by DEP and question why does PennEast not negotiate with DEP?

Mr. Fedun It is WM's land and we negotiate the use of easement and DEP has already approved the pipeline route.

If pipeline is stopped can PennEast give or sell easement to someone else?

Mr. Fedun No, contract will state specific use of easement for PennEast pipeline.

What role does Hopewell Twp. have to play in boundaries & decision of easement?

Mr. Fedun They have no saying decision.

Discussion of the counter offer of \$52,500 and it was stated that comes to \$456 per household. Two years ago a letter was sent to DEP from community against pipeline, now if we accept this deal looks like we are "caving". Concern about community's reputation and will be use by PennEast as a bargaining chip and our name in newspaper.

Opinion that WM community had not been informed of the process and Why community not informed before counter offer was made. Some people feel disrespected for not being included.

Mr. Fedun stated he & the Board had been keeping community informed. He has been to 2-3 meetings to update and he felt before offer became binding the community should be informed and this type of discussion take place.

DEP has stopped PennEast at this time, due to lack of landowners signing easement contracts so this is a reason not to sign at this time?

Mr. Fedun Clock is ticking now is the time to move forward.

Which side of the pipeline already in the area would this new pipeline be?

Mr. Fedun New pipeline will be on WM side of present pipeline.

Concern expressed about the pressure in new pipeline is 1400 psi and risk of rupture.

Will WM need a DEP exemption to do more vegetation after PennEast's revegetation? Mr. Fedun No

Is there going to be a WM community wide vote on this issue?

Mr. Fedun Board has no requirement to put this issue to a community vote.

Realize not a requirement of Board but will it be put to a vote? Ruth No.

Is eminent domain something we can stop in the courts if we disagree?

Mr. Fedun No and the cost would be great to fight it in court.

Christina Kales Whether we agree or disagree as a community, individuals or group of people can still express their personal feelings by writing letters, and phone calls.

How many easements does PennEast still need? We do not know.

Opinion Letter two years ago against the pipeline to change our minds now does not look good for WM as a community.

End of question and answer session.

Minutes from May General Meeting not available yet-no vote for approval.

Treasurer's Report (Christina Kales)

Christina Thanked Joe Fischer for all his help during transition also welcomed Lou DeLauro.

After reviewing all reports Wm is solvent at this time and all budgets within parameters. No problems at this time.

Snow Budget—spent \$61,000 in 3 months Jan, Feb & March. \$20,000 remain for remainder of 2017. There is a snow contingency fund hopefully we will not need.

Finance committee will meet in September to start work on 2018 budget and hope to get to community by Nov. meeting before vote in Jan 2018.

Finance committee will work with the grounds committee to help with the contract bidding process for landscaping and snow removal.

Member-at-Large (Steve Kuppe)

Article in Trenton Times last week about Ash Bore Disease. 6 trees will be taken down in fall and if any homeowners want to have tree removed please contact him.

Property Manager Report (Judith Quinn)

Board approve General Liability Insurance to continue with same company—Brown & Brown.

We received a credit from Republic Trash of \$406.31 for missed pick up 7/4/17

Letters will go out to homeowners about the algae stains on roofs and dormers. Judith discussed use of zinc strips to put in place after roof cleaned which may help prevent problem of algae when acid rain hits zinc strip. She has information and website (Liquid Zinc) if homeowners interested. She requested homeowners get a copy of receipt if work completed or copy of contract if work to be done by 8/28/17.

Discussion about finding company to check and maintain the equipment in exercise room. The universal machine was donated and is over 5 years old may need to be replaced. Will ask finance committee to consider in 2018 budget.

Library (Doris Dopkins)

Doris thanked everyone there have been over 165 books donated and she will begin to thin out books not being checked out.

Communications (Mille Fischer)

Millie request if change email please let her know. Deadline for newsletter information is 22 of the month. Newsletter out first of the month.

Executive Committee (Sandy Bing)

Meeting is third Tuesday of month Sandy will contact people.

Recreation Committee (Bob Rushnak)

Bob asked Patt Potter to give update on pool activities.

Aquatic group meeting 12:30 on Friday rain or shine last 2 Fridays.

Bocce group meeting time moved to 6pm on Sunday Nights.

Flag Committee (Bob Rushnak)

Flag placement for Memorial day & July 4th well received. Committee full with 2 people waiting for spot. Great group of men and women.

Grounds Committee (Greg Bancroft)

Starting the bidding process looking at contract and meeting Wed 7/19 everyone welcome.

Greg asked Where will money for removal of Ash Trees come from? Probably from landscape enhancement budget.

Social Committee (Barb Mihalko for Cindy Smith)

Mid Summer Bash 7/30/17 start 5pm must purchase tickets before \$25 per person.

Ladies nite at WM clubhouse 8/8/17

Next coffee 8/12/17 9:30 check newsletter for details and events.

Christina Kales also reminded everyone of Community wide read of "The Lost City of Z" on 8/28/17 at clubhouse.

Sunshine Committee (Carol Melillo)

Date for Flu Shots at clubhouse set for Wed 10/4/17. Details will be in newsletter.

Meeting adjourned 8pm

Next meeting 9/18/17 at 7pm

Respectfully submitted 7/20/17

Ann Vannozzi