

Wellington Manor HOA BOT Open Meeting Minutes March 19, 2018

BOT in attendance: Joe Fischer, Sandy Bing, Jerry Jeronowitz

Sandy Bing called the meeting to order at 7:00PM, immediately after which a moment of silence was observed for Joe Mistretta.

The minutes from the January 15, 2018 Board Meeting were approved.

Treasurer's Report – Joe Fischer reported that our financial situation is secure and on pace with budget projections. He has received the December and January financial reports from Judith Quinn, but have not yet reviewed them as he just returned from six weeks in Florida. They will be reviewed in 7-10 days and then posted to the web site. The auditor has been sent the 2017 year-end numbers to begin his work.

Property Manager's Report – Judith noted no unusual concerns and that there was a significant snowstorm in the immediate forecast.

Committee Reports:

Social Committee – Sandy complimented the Social Committee for a very successful Saint Patrick's Day luncheon. Cindy Smith listed several upcoming events for March, April and May.

Exercise Room – Steve Walker talked about a replacement treadmill for the Exercise Room and recommended a particular vendor and model that was selected from comparisons from three leading vendors. **Sandy Bing then made the following proposal which was discussed and approved by the Board:**

Sandy proposed that the Board approve the appropriation of \$4100 - \$4350 to be taken from the Capital Reserve Account for the purchase of a replacement treadmill for the Exercise Room. The motion was seconded, discussed and unanimously approved by the Board.

Steve then mentioned that we may want to consider an exercise bench; the cost of which should be between \$150-\$200. He also asked if the speed bike is being used by anyone. If not needed, removing it would free up valuable floor space.

Sandy asked the community to be vigilant to non-residents using the Exercise Room, and that a security access may be necessary in the future.

Pool Committee – The new solar pool cover and roller have arrived and will be installed. Sandy thanked Ann and Carl Vanozzi and Joe McManus for taking action to address the wind blown new pool cover. Ann noted that there would be new pool hours this year, which will be posted in the newsletter.

ARC Committee – An application for a front railing for 61 Lexington was **unanimously**

approved.

Sandy also pointed out that any drainage remediation in the swale area next to a home usually does not require ARC approval. However, any change to grading on a property must be reviewed and approved by ARC.

Snow Update – Sandy noted that thus far we have spent \$40,304 for snow removal this fiscal year. This does not include costs for 3/13/18 or the snow predicted for this Wednesday, 3/21. Given we have \$82,400 in the budget for snow and roughly \$30,000 in the snow emergency fund, we are basically on target. Joe pointed out that 4th quarter snow costs traditionally are not over \$20,000.

Greg Bancroft noted that he will be doing a community wide inspection with BrightView after the snow season to inspect any snow property and turf damage that resulted from snow removal. In the meantime, if anyone has a damage issue related to snow removal, please send an e-mail to the Property Manager with a description of the damage. Any damage done by BrightView must be submitted first to BrightView for repair. Homeowners who make repairs on their own and then seek reimbursement from BrightView will not be compensated.

Enaurato Property – The Board met with the Lennar representative and confirmed there are no plans to connect the housing development to the Lexington cul-de-sac. Should they approach us about connecting sewer lines to the pump station on our property (not mentioned to date), that subject would be discussed and considered by the community.

Greg Bancroft mentioned concerns about dying trees on the Enaurato property boarding Westminster homes. Sandy will supply Greg with the Lennar contact to discuss this issue on a private homeowner basis.

Jerry Jeronowitz noted that several homeowners have been attending township meetings on the Lennar developments. We have discussed ways to address any surface water runoff so as not to negatively affect Wellington Manor properties.

PennEast Pipeline – The check for \$52,500 has been received and deposited to a special Operating Account. The money will be taxed once at about 10% (tbd at the end of the fiscal year). Attorney's fees to date (2016-2017) for the PE project are \$10,148. The final placement of the money and determination of how the funds may be used have yet to be determined. PennEast will be contacting Judith when they will need to come onsite to perform survey activities. Construction may begin this October.

PSE&G tree removal – Jerry Jeronowitz reported on the tree removal by PSE&G along Blackwell Road, which has little, if any, impact on our community. PSE&G will be installing a new pole line along that side of Blackwell Rd. to accommodate a new 69kv service to connect to the new substation down Rt. 31 by Denow Road. PSE&G will coordinate their pole installations with PennEast construction. There will be some tree (ie: dogwoods) replanting following the pole installations.

Medical Appliances for Community – A discussion was held about creating a database for medical supplies (wheelchairs, walkers, etc.) that could be made available to members of our community. No decision was made.

Geese Control – There is the possibility of a geese problem at the detention basin at the end of York. No final determination will be made until early April (egg laying period). In anticipation of the problem, the Board conditionally approved an expenditure not to exceed \$2000 to resolve any geese problem, should it exist. Bob Rushnak noted that there is one pair of nesting geese in the area that he is aware of and to be cautious that we do not overreact.

Dryer Vents – Sandy reminded everyone to have their dryer vents cleaned on a regular basis. Also be aware that water heaters are aging and will require maintenance or replacement.

Open Floor –

- The election schedule and process was discussed:
 - 3/28 Requests for nominations mailed
 - 4/11 Nominee forms returned to Judith
 - 4/27 Ballot packages mailed to homeowners
 - 5/21 Annual Meeting

There was discussion about scheduling a “Candidates’ Night” for the community in late April or early May. No final decision as yet.

- BrightView will be invited to attend the May HOA meeting to discuss irrigation and sprinklers.
- Sandy reminded the community to be aware of various Medicare scams going around.
- Also be aware of local burglaries in the area.
- The men’s room facilities have been fixed.
- Sandy thanked the PennEast adhoc committee for their efforts.
- Sandy thanked George Lane for reporting the condition of the pump house road. Judith has contacted the township concerning re-graveling.

Sandy adjourned the meeting by 8:30PM.