

Wellington Manor HOA

BOT Open Meeting Minutes

May 21, 2018

BOT in attendance: Sandy Bing, Jerry Jeronowitz, Roberta Sutker, Frank Colucci

Sandy Bing called the meeting to order at 7:10PM.

The minutes from the March 19, 2018 Board Meeting were approved.

BrightView – Sandy Bing stated the sole topic of tonight’s meeting would be to discuss our irrigation systems. He noted that our community was built on wetlands, and this presents a challenge with watering and cutting our lawns. Sandy turned the discussion over to Scott Kopitskie and Ryan Zidek of BrightView.

- Our lawns should only require one inch of water per week. Depending on weather conditions, we need very little, if any, watering. The intent is to encourage a deep root system for healthy lawns.
- We should not be doing short period, frequent watering.
- 15 to 20 minutes just a couple of days per week, optimally at 5:00AM, would be sufficient.
- We should coordinate with our neighbors to do our watering on alternate days.
- Homeowners should normally expect to spend about 20% of the cost of an irrigation system for annual repairs on older systems such as ours. (eg: A \$1000 system would require \$200 for repairs each year.)
- Established shrub beds normally do not require any watering.
- We should consider having our side sprinkler heads “capped”. As in our situations, the side yards probably never need watering.
- Sandy noted that homeowners would not be reimbursed for any repairs they have done to their irrigation systems due to snow removal or mowing. They must report any issues to the Property Manager and have BrightView make arrangements for any repairs found necessary.

Treasurer’s Report – Sandy Bing presented the Treasurer’s Report on behalf of Joe Fischer. The summary is that our financial position is in excellent condition.

- The Treasurer’s Report is posted to the WEB site through March 2018.
- As always, snow removal is our most unpredictable expense. This year we had \$82.4k in the budget. We spent just under \$55k and therefore have about \$27k remaining for any fourth quarter snow events this year. In addition we have approximately \$31k in snow removal reserve. Our 4th quarter snow expenses traditionally average about \$12k.
- Deferred Maintenance is funded at \$5.5 each year and has increased by \$4k this year to about \$27k.
- Our Capital Reserve Fund increased by approximately \$30k to \$317k.
- Our Community Improvement Fund has remained at about \$8k.
- The audit report has been reviewed with no issues found.
- Joe will work with the new treasurer to insure an orderly turnover.

Sandy thanked each or the committee chairs and members for their efforts and all the contributions they have made to our community.

Committee Reports:

Flag Committee – Bob Rushnak reminded everyone to arrive shortly before noon on Monday, Memorial Day, in order to enjoy the flag ceremony. Bob will hold a flag committee meeting immediately following this BOT meeting.

Pool Committee – Patt Potter noted there are new pool hours this year. Check the WEB site for the official hours. They will now be: 11:00AM to 7:00PM except for Tuesdays and Thursdays, which will be 10:00AM to 6:00PM. Also, pool exercise activities will be on Tuesdays and Thursdays beginning at 11:00AM. Sandy reminded everyone that the lifeguard must be in the chair whenever anyone is in the pool; and to obey the lifeguard when they request everyone to vacate the pool. Pat pointed out the pool must be empty before they do the chemical testings. Also, please cordially engage anyone you don't recognize to be sure they belong in our pool area, or simply just to get to know who they are. Cindy reminded everyone that no glass is allowed beyond the clubhouse back doors.

Library Committee – Doris noted that there are two new book shelves in the library, and There is a new book organization that has been implemented.

Blood testing - Carol said that blood pressure and glucose testing will be available from 11:30 to 12:30 on July 11.

Scams – Sandy reminded everyone to aware of the latest scams that are occurring in our area.

RAC - Kurts Kourts will be out to repair the tennis court screens and patch some cracks. The bench conditions are being reviewed and discussed.

Sandy encouraged everyone to have their dryer vents inspected and cleaned if needed, at least annually. He also mentioned that PennEast has reported that we do indeed have various species of birds in our area (who 'a thunk).

Frank motioned to adjourn the open BOT meeting at 7:40PM. Roberta seconded the motion, and Sandy adjourned the meeting.

The annual Homeowner's Meeting was resumed at this point.

Submitted by:
Jerry Jeronowitz
WMBOT