

Wellington Manor
HOA Board of Trustees Meeting
In the Clubhouse & Via Dial in Conference Call
September 19, 2022 - 7:00 pm

The September 19, 2022 Wellington Manor HOA Board of Trustees Meeting was called to order at 7:01 pm by the Board President Michael Swiatocha.

Roll Call

In Person:

Michael Swiatocha, President
Robert Murray, Treasurer
Karen Haftl, Co-Secretary
Frank Guenther, Co-Secretary

Not Present:

Marva Novitz, Vice President

Via a Dial in:

David Papalia, Property Manager/PMA
Luz Zielinski, Property Administrator/PMA

Certificate of the Presence of a Quorum and Proof of Notice – There are four board members present constituting a quorum to move forward with the meeting.

Approval of Minutes – Approval of July 18, 2022 HOA Board of Trustees Meeting minutes – Bob Murray made a motion to approve as presented, 2nd by Frank Guenther, all in favor.

Covid-19 Checkpoint: The Board proposed three (3) changes to the existing policy:

- 1). Remove the restriction for non-vaccinated owners to use the clubhouse, still limit the number of people in the gym at one time, suggest masking and social distancing. Motion to approve made by Bob Murray, 2nd by Karen Haftl, all in favor.
- 2). Eliminating the requirement to sign a waiver. Motion made by Frank Guenther, 2nd by Bob Murray, all in favor.
- 3). The board recommended a maximum of 80 people for events at the clubhouse, but after considering homeowner suggestions, the maximum limit will be 90 people. Motion to approve made by Bob Murray, 2nd by Karen Haftl.

Treasurer's Report – Bob Murray reviewed the financial statements reported the Association was tracking well to budget, however the snow removal costs for the remainder of the year will ultimately determine where the Association ends up.

Pool Update – Michael Swiatocha reported an overall good season but there were a few issues with Dream Pool. The resurfacing of the pool initially looked good but is currently showing signs of discoloration and staining. The Board and Dream Pool are working on trying to identify the staining and see what actions need to be taken to resolve it. Dream Pool has stated that they will be 100% responsible for the costs for this correction action.

Clubhouse Update – The Clubhouse will once again be available for rental with new rules and fee structure. Premier Management will coordinate the events and the Clubhouse will be professionally cleaned at the conclusion of each event. The cleaning fee will be incorporated in to the cost of the rental.

Premier Management Associates Report – David Papalia was disconnected from the call and unable to provide an update.

Committee Reports – Marva Novitz is in the process of working with the Communications Committee to update the website's Directory of Committees and encouraged residents to join the various committees.

- **ARC** – The committee chair had nothing new to report.
- **Library** – The committee chair had nothing new to report.
- **Clubhouse** – All renovations have been completed.
- **Communications** – The committee chair had nothing new to report.
- **Covenants** – The chair spoke about the homeowner manual, their recommendations, and sidewalk survey project.
- **Dispute Committee** – The committee chair had nothing new to report.
- **Finance** – There was discussion about the fuel surcharge and the new capital contribution amounts being collected.
- **Recreation** – nothing new to report
- **Social** – Michael thanked the volunteers for putting on the “At the Hop” event.
 - October 7 Games Night with Pizza
 - October 11, Ladies Night Out
 - October 28, Cultural Pot Luck Dinner/Halloween Party
- **Sunshine** – The committee chair had nothing new to report.
- **Welcome** – Reported that since October 2021, there had been 13 resales.

New Business:

Melissa Brogle asked when the website would be updated with the current Trustees and committee members. She would also like someone to stop by and look at her lantern flies.

A motion was made by Michael Swiatocha to adjourn the September 19, 2022 HOA Board of Trustees Meeting at 8:15 PM.

X _____
Michael Swiatocha, President

Recorded by Luz Zielinski, Property Administrator/PMA