

Wellington Manor
HOA Board of Trustees Meeting
In the Clubhouse & Via Dial in Conference Call
November 21, 2022 - 7:00 pm

The November 21, 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
Marva Novitz, Vice President

Via a Dial in:

David Papalia, Property Manager/PMA
Dunayer T. Garrett, Property Administrator/PMA

Certificate of the Presence of a Quorum and Proof of Notice – All the board members were present to proceed with the meeting.

Approval of Minutes – Approval of September 19, 2022 HOA Board of Trustees Meeting minutes – Marva Novitz made a motion to approve as presented, 2nd by Robert Murray, all in favor.

Covid-19 and Legionnaires Disease Checkpoint

1) The board recommended a maximum limit of 75 people for events at the clubhouse due to the rental form having the maximum of 75 persons for any single event. Motion to approve made by Bob Murray, 2nd by Karen Haftl. All in favor.

2) 1 person had their home tested for Legionnaires disease and the results came back positive. They tested 5 sources of water 4 hot and 1 cold. Shower heads and garden hose and all 5 were positive. A conversation with the Township couldn't give any concrete findings on what to share with the community. There are flyers in the clubhouse with what they are doing and to keep up to date with the township. Keeping filters on the refrigerators and faucets was a recommendation. Motion made by Frank Guenther, 2nd by Bob Murray, all in favor.

Treasurer's Report – Bob Murray and Steve from Finance committee wanted to present to the community. Budget was combined with David, Bob and Steve and the maintenance fee will be increased from \$715 to \$795 per quarter. Capital Contribution budget increased for the summer 2022 to \$1,400 per household. There were 6 properties sold in 2022. \$325,000 is the increase in the contribution expense. No control over these expenses which include (Trash, landscaping and pool) Trash and landscaping take 60% of the budget and Brightview is still a very attractive contract with their fuel charges increasing. Legal fees are also rising and dressing the cul de sacs (Lexington and Westminster). Snow removal costs for the remainder of the year will ultimately determine where the Association ends up. Hazardous

trees will continue in the 2023 budget. Motion made by Bob Murray, 2nd by Karen Haftl, All in favor.

George Lane (Chair of Ad Hoc Committee) Development of 2500 Pennington Road

Project Update – George gave the who, what, where and why on the 2017 Hopewell/Mt. Laurel affordable housing project – July started the APR activity with construction in a manhole cover and the pump house was also visited as well. On 9/29/22 the committees had a meeting (Hopewell zoning Township and Environmental Committee) we want them to know that we know and that we are watching them. We do know that there are no permits for the construction, no DEP request, and we are looking for legal representation who knows Hopewell Township and for land contracts as well. Still have not seen any plans as to what they are thinking of building. A homeowner mention 240 Townhomes approx. 55 market price units and 58 affordable units.

Pool Update – Marva Novitz reported on the resurfacing of the pool and the plaster discoloration. Not sure what the issue is and why it is discoloring, but the Board and Dream Pool are working on it and Dream Pool will be coming at the end of April and will resurface the pool at their expense. They are renegotiating their contract and next year will consider staying with Dream pool.

Premier Management Associates Report – David Papalia provided an update on several topics and reminded residents that he is normally on site on Thursdays but always available via phone or email. He stated that residents can also reach out to the site administrator Dunayer Garrett.

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** – Jerry reported that there are 4 ARC requests 20 York, 16 Lexington and 16 York for roof replacement and 47 Lexington for rails in the front of the house.
- **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 committee chair had nothing new to report.
- **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
- **Grounds** – Continuing the fall planting program. 500 bulbs of annuals have been planted (daffodils) Activity at the cul de sacs where they are planting in the spring with deer resistant plants. This is a voluntary group and they want to keep the community beautiful and they are being fiscally responsible.
- **Social** – Post office in the community will be available 11/27 so if anyone wants to deliver a Christmas card to any of the neighbors in the development they will be hand delivered between 12/10-12/11.
 - 12/3 – Holiday Party Starts at 5pm. 75 people is the limit. BYOB and taking a collection of non-perishable items for Mt. Carmel shelter.
 - 12/10 – last Coffee of the year and Lee and JoAnn are hosting
 - 12/14 - Ladies Night Out at Marcello Kitchen. Nancy will be collecting \$48pp if you would like to join.

Wanted to thank the committee for all the hard work throughout the year.

- **Sunshine** – Please don't forget to let them know of sick and shut in or sympathy.
- **Welcome** – nothing new to report.

New Business:

Michael reported that the Board meets every 2nd Wednesday of every month at 1pm if anyone wants to discuss any matters with them.

There's a new AED device in the clubhouse and Frank spoke to someone in Hopewell Township that would be willing to come out to demonstrate how to use the device if anyone is interested.

A motion was made by Michael Swiatocha to adjourn the November 21, 2022 HOA Board of Trustees Meeting at 8:30 PM.

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Michael Swiatocha, President

Recorded by Dunayer T. Garrett, Property Administrator/PMA