

Wellington Manor
HOA Board of Trustees Meeting
In the Clubhouse & Via Dial in Conference Call
July 17, 2023 – 7:00pm

The July 17, 2023 Wellington Manor HOA Board of Trustees Meeting was called to order at 7:04pm by the Board Co-Secretary Steve Walker

Roll Call

In person: Marva Novitz, Vice President
 Karen Hahtl, Co-Secretary
 Steve Walker, Co-Secretary
 Debbie Lazare, Property Manager
 Jeannie McGovern, Property Administrator

Not in Attendance: Robert Murray, Secretary
 George Lane, Treasurer

Call to Order: Melissa

Approval of BOT meeting minutes

Treasurer's Report – There is close to \$700,000 in the cash. The revenue for the pool is ok this year. We saved \$6,000 on the treatment for Lantern Flies due to the Lantern Flies so far are not a problem this year. We have \$45,000 in surplus from our deferred maintenance due to no snow this year.

Irrigation

- We are saving money by only watering the flowers and lawn around the clubhouse
- Replaced some of the heads - \$2,100 – approved.
- Hazardous Trees - \$3,250 – approved.

Pool Update

- Good pool attendance
- Need to get quotes for new pool cover
- Too late to order furniture for this year (tabling for next year)
- Furniture for next year will be aluminum stackable chairs (more durable)
- The lounge chairs they are looking into for next year are 17" off the ground same height as the chairs

Reserve Study Update - we are working with the Parallel Group on how to get money back into the reserve. The surplus we have in reserve now is \$35,000. The Parallel Group is suggesting that we increase it to \$54,000 which would mean \$170 increase per home. They will work on that to come up with a better solution.

2500 Pennington Road – Working with American Property Realty. We met with the Adhoc committee for the ARC application for 9 West Minister. Greg and the Board stated there are no significant changes in the design. They have agreed to meet with the homeowners regarding:

- Mercer County
- Soil Errosion and Run Off
- NJ DRCC
- N.J. Department of Transportation

Greg reported that there were no minutes posted. They do have a site map that they will enlarge and post in the clubhouse. In the plans they will plant larger trees and different types of trees as a buffer for privacy for the community especially during the winter months.

HOA/BOT Insurance - Everyone is aware we are being sued. Everything is ok. The agent did let us know there will be a \$3,000-\$4,000 increase in our premium due to the lawsuit.

Homeowners Manual Update – Michael thanked the committee for all their hard work in sticking with this project. They have done a great job. Sue is always the voice of reason. The draft has gone to the Board for their review for some small changes. The draft will go up on the website before the Board final approval. They have met with other committees as well for their input. This will be finalized by the end of September. There will be an email blast before that for feedback from the community so it can be discussed at the meeting on September 18.

Update from Premier Management Associates – No new updates from Debbie Lazare. You can call or email her at any time (even weekends) she will always get back to you in a timely manner.

Facebook Page – Janet King spoke to let everyone know that Wellington Manor has its' own Facebook now page even if you are not a Facebook user you can go on and get information as well as post information.

Committee Reports – ARC Applications

- Jerry - Patio extended
- Sewer Line
- Easement

Committee Reports (continued)

- Greg – No Lantern Flies (money saved)
- Please report if you see the Lantern Flies
 - Hazardous trees postponed due to weather
 - 2013-7 Resolution
 - Work schedule less than last year
 - Cul-de-sac will get about 500 new bulbs
 - Tree limbs hanging over public areas will be trimmed
 - Brightview will trim anything that interferes with their activity
 - We want to thank Bob for getting us **583 flags. THANK YOU BOB!**

Social Committee – Terry Reynold – Save the dates:

- August 5 – Platinum Jubilee / \$30 a person (Deadline to respond 7/24) Everyone is invited.
- August 20 – at the Pool at 4:00 make your own sundaes - \$5 per person
- September 4 – Pool Closing Party (watch for flyers)

New Business

New Board made a spreadsheet of everything this think they need to discuss. The Executive Committee will have an input.

- Police & Fire responded to an alarm over the weekend. It was a false alarm but it is confirmed that our alarm system is working
- A big thank you to Carl for always taking care of everything that needs to be taken care of: trash, recycling, failed fire inspection....
- Thank you to Sandy would found out why the red light was on and replaced the filter
- Waste Management doesn't pick up bags not in the can
- Pool violation regarding the access from the pool to the restroom will need to be address.

Adjourned at 7:54pm – All in Favor