

**Wellington Manor
HOA Board of Trustees Meeting and Budget
In the Clubhouse & Via Dial in Conference Call
January 15, 2024 - 7:00 pm**

The January 15, 2024 Wellington Manor HOA Board of Trustees Meeting was called to order at 7:02 pm by the Board President Steve Walker.

Roll Call

In person: Steve Walker, President
 Robert Murray, Secretary
 George Lane, Treasurer
 Sue LaMarche, Co-Secretary
 Debbie Lazare, Property Manager
 Dunayer T. Garrett, Property Administrator

Not in Attendance: Marva Novitz, Vice President

Approval of meeting minutes from the meeting of November 20, 2023

Sue LaMarche asked if there were any additions, corrections or comments. There being none, Steve asked for a motion to approve the minutes. George Lane made the motion to approve, and it was 2nd by Bob Murray. All were in favor.

The 2023 minutes from the board meetings are on the website for the community to view.

We Remember the Residents Lost in 2023.

The names were read aloud together with their addresses.

- Julia Kurisko – 3 Westminster August 8
- Linda DeLauro - 4 Buckingham August 11
- Rich Wesley - 25 Buckingham September 7
- Ruby Clarke - 30 Buckingham December 11
- Pauline Fariello - 70 Lexington late November? Community blast not issued
- Richard Paul – 25 Lexington December 16
- Leonard Shainheit - 43 Buckingham December

Financial Report – George Lane

Our November YTD Finances are in great shape as we continue to maintain a positive 2023 annual surplus driven primarily from a positive snow budget currently at \$42,000.

November closed with a positive net operating total of \$4,600. Operating income was up by \$1,000 vs budget driven by account interest. Expenses were down by \$3,600 vs budget due to a predominately positive Landscaping expense savings.

Our Operating cash account ended November a bit high at \$ 94,400 but will be drawn down by planned December expenses. The Nov YTD total cash balance is \$754,891

Once we receive December YE financials from PMA, we expect to be on target with our surplus projections previously announced at the November Board Meeting

The 2024 budget remains consistent with our planning with the exception of a small unexpected trash collection contract variance due to the last-minute contract switch back to Waste Management due to the Republic contract failure.

Lastly, the Board has been working on an effort to better manage the WM legacy bank accounts, CD's and MM's finances by consolidating them under the professional financial management services of Merrill Lynch. We are near completion of that consolidation effort into a Merrill Lynch Umbrella account whereby all WM accounts and investments will reside which will provide many advantages:

- Access to a professional financial management service.
- Access to a large selection of competitive, high yielding investments CD's, MM, and Treasury options which can be exercised in real time.
- NOTE -only highly conservative (AAA rated) investment choices will be selected and 100% controlled by the Wellington Manor Board of Trustees. No Equities or other related investment options will be used)
- Consolidated financial in a single monthly statement report
- YE back-end services like 1099's and related tax documents availability in real time
- ACH transfers between our accounts and our property management financial engine
- Easy account signature access, on-line access and "authority" transfer with new Board members

Homeowner's questions and answers

1. Homeowner - Net difference with what the fees are?

George: There are no fees - no monthly service fees, or transaction fees accept a onetime application startup fee of \$300.

2. Homeowner – What will the investment instruments be at Merrill Lynch?

George – all monies will be placed into AAA rated, Morningstar 5 rated high yield mutual funds, CD's or Treasury investments. All investments are FDIC and SIPC insured.

3. Homeowner – What's the annual expense of Merrill Lynch managing the accounts? Merrill Lynch does nothing for free?

George: There is a onetime initial application fee that will be around \$300. There are no fees - no monthly service fees, or transaction fees. Merrill Lynch is not "managing our money", account or acting as our financial advisor. The Board makes all decisions as to what investments are chosen, bought or sold.

Our Merrill Lynch account is held with the Merrill Lynch Wealth Management office in Rumson NJ. We make all cash or related account banking at the Princeton 7 Roszel Road Merrill Lynch office complex

Steve - This is a dramatic improvement.

Resolutions

Steve read the two Resolutions to be memorialized.

1. In May 2022 we voted and approved to raise the Capital Contributions to two months. Steve Walker asked for a motion to approve raising the Capital Contributions to two months. It was posted and memorialized, and we are doing this to gain visibility. We went from one quarter to two quarters. Steve made the motion, 2nd by George Lane, all were in favor.
2. We are memorializing the Memorials Resolution which addresses plaques as well as where and when HOA members can do plantings. Steve made the motion, 2nd by Sue LaMarche, all were in favor.

Trash – Steve – This was an adventure and we thought we hit a homerun with Republic. We were going to get a great price but when we got into December, and no one was responding to any calls from Steve or Debbie. We went back to Waste Management and they slightly reduced their pricing for us. Steve would still like to speak to someone higher up in Republic's organization for this debacle but for now we are staying with Waste Management.

Clubhouse Matters – Sue LaMarche

- HVAC replacement work will begin on January 16th and continue through January 22nd. The community will still have access to the clubhouse and the fitness center, but the fitness center may be cooler.
- Sue met with Mike Swiatocha and his committee to inspect the clubhouse and she will let Mike speak on this when he gives his committee's report.

Response to homeowner's question regarding Saturday's soup and salad event: two rooms will be heated so we should be fine, but bring a sweater just in case.

Snow

Steve commented on how much we appreciate Frank for all that he is doing. It's not an easy job to do. When we get 8-9 inches of snow, we know what to do, but these 1- or 2-inch jobs are tough so we appreciate Frank's work.

Frank - Don't hesitate to call if there's no snow melt where it is supposed to be.

Grounds – Bob

- Leaves – It's been a difficult fall for everyone. We waited longer than normal because of the weather. In addition, the leaves were not all down from the trees. The work is all done now and Bob has traveled through the neighborhood to check and thinks Brightview did a great job.
- The catch Basins at the end of York will be done in the Spring/Summer 2024. We are under contract and in good shape with that being done.

2500 Pennington Road Project Update – Mike Swiatocha

- The Township Planning Board met on December 14, 2023. William Parkhill, the engineer, presented the renderings for the structure as well as information on the

floor plan - specifically where the units will be located (market value and affordable). He spoke about the roads through the new development (length and width).

- There was concern as to where the trash dumpsters would be placed, but the developer assured the committee there would be no issues with picking up the dumpsters.
- There was a discussion as to where the affordable housing units would be built. The engineer explained why they lay the units out as proposed and indicated that they do it the same way at other developments. Basically, for them, it is a matter of cost.
- The height of the fencing is a concern for Wellington Manor as well as where the affordable housing units are planned. The developer will go back and look at the fencing issue.
- Lighting is proposed to be discussed on January 25, 2024.
- No announcement to confirm the meeting but it will be via zoom.
- The builder was asked if they presented the proposal to Wellington Manor. The engineer says, yes and it was approved. Per Michael, the only item that has been approved by the board is the ARC submission that was made by 9 Westminster for the easement. There is no other approval. Mike will challenge that approval at the next meeting so it will be on record.
- The next stage for the planning board is lighting and staging- basically what the property will look like at the edge- what will protect Wellington Manor from sight, noise and lighting.

Homeowner comments:

Bob- What the developer has proposed violates the affordable housing rules by clustering the affordable units to the back of the property.

Frank – If someone wants to challenge the development, they can't.

Steve – The fencing is a problem. We were told there will be a substantial fence, but it's a split rail fence around Wellington Manor and a 6 foot fence between 2500 and the business development next door. If there's no meaningful fencing there will be traffic coming down that path. We have to push that fencing issue.

Homeowner – Can we write a letter about our concerns? Steve – We were told it won't do anything, but we will take it under consideration.

Homeowner – The fence needs to be approved and if it wasn't approved by WM then there is no approval –

Steve – We will find out if WM did approve, but do they really care and is there anything legal.

Homeowner – Does 9 Westminster know what the plan is for the fencing and do they object?

Steve – I don't know about any objection.

Homeowner – What about the people that monitor the affordable housing? Can they get involved with where the placement is of the affordable?

George – It becomes a question of do you write to your congressmen or local assemblyman to see if it is wrong. If it's not announced will no one say anything?

Steve – We will pursue as hard as possible, and we will be on top of it so we can retain our privacy. We don't want an open road.

Homeowner – When you say open road, will this area be paved?

Steve – No, but there will be no vegetation. You won't be able to drive, but you will be able to walk.

Mike – There is a reduction in the number of trees and bushes that will be put in place. They agreed to revisit the planting replacement. The issue is that planning board minutes are not available for review so that if someone has a question about those minutes they are not available.

FYI- There were no comments allowed at the last meeting.

Lawsuit – Steve –

There was a deposition in January, but it was postponed until February 23rd. Nothing is outstanding.

Premier Management Associates Update – Debbie

If you change your email or phone number, please let me or Dunayer know so that we can make the changes. Sometimes we can't contact people because they have never updated their information.

Committee Reports

- **ARC Committee - Gerry** – There have been five requests that have been approved.
 - 23, 27, 29 and 39 Lexington for solar panels
 - 44 Buckingham for front exterior lighting and between the garage doors.
- **Clubhouse - Mike** – Our committee completed a safety inspection. We will be doing them bi-monthly when the pool is closed. May-August will be doing them monthly. Lighting on the exterior is an issue and will pass along those lighting issues to Debbie. There are motion detectors that are not operating. Exit and Emergency are working properly. The telephone lines need to be reconnected. The satellite phones were not functioning in the kitchen and fitness center. The wiring behind the credenza, the 2 satellite phones were not working. The speaker phone is working. The 2 main entrance lights are worn. We have 7 of them and we are going to recommend to the board that they be replaced. It's almost 4 years that we started the Clubhouse renovations and it still looks good.
- **Communications committee - Mary and Joe** – Nothing new to report but looking to update the directory with correct phone numbers and/or cell numbers.
- **Covenants – Bill** – Nothing to report
- **Dispute Resolution– Sue** - Nothing to report.
- **Executive – Steve** - Nothing to report, but will have a meeting February 7, 2024
- **Finance - George** – Already reported
- **Flag – Bob** – Nothing to report
- **Grounds - Greg** – Nothing to report

- **Pool – Marva/Angela** – Nothing to report
- **REC – Dick** – Reminder Bingo Sunday, February 4, 2024
- **Social – Terry** - announced the fun activities that will be happening at Wellington Manor for the remainder of 2023.
 - Saturday, January 20 – RSVP by January 16 for Soup and salad. There are 40 people signed up already. \$5 per person.
 - Meeting for planning the year is January 17, 2024.
 - We encourage all residents to let us know about planning an event and we would be happy to help you plan that event.
- **Sunshine - Carol** – Nothing to report
- **Library** - Nothing to report.
- **Welcome - Mary** – Nothing to report

New Business:

Steve – We want to congratulate the solar ladies for leading the way. We look forward to a year-end report on how much you have saved. Thank you, Cindy and Mary.

Steve asked for a motion to adjourn the January 15, 2024 HOA Board of Trustees Meeting at 7:50 pm- it was 2nd by George Lane, all were in favor.

The meeting was adjourned.

Recorded by Dunayer T. Garrett, Property Administrator/PMA