

Wellington Home Owners Association

Annual Meeting Minutes – August 14, 2024

Virtual via Zoom

6:00pm

Attendance: Jim Newton, Erik Rockwell, Tom Arias, David Jensen, Joel Chastek, Devon Christopher, Doug Williams, David Simpson

Homeowners: 2

OPENING REMARKS

Jim Newton, Acting President, Director

The Board would like to thank Kim Buonomo for organizing the garage sale every year. We get a lot of questions asking about it and the neighborhood really enjoys it. We appreciate all the work that goes into it.

The Wellington development was established in 1987, and basically the neighborhood is aging. Right now, the Board's primary focus is keeping up with the problems as they present themselves within our financial constraints. Due to our funds, we recently have been more reactive than proactive.

Some of the main issues brought to our attention, in no particular order, are:

- The geese population
- Condition of certain homes, properties and garbage
- Condition of the ponds' appearance
- Condition of the walkways
- Garbage receptacles and debris
- Condition of the common areas

Some of these items are beyond the Board's control. The geese are federally protected. We have tried some of the suggested deterrents, such as growing the grass tall, placing string or fencing around the ponds and placing lights in the water. Once they lay their eggs, they don't leave, and if they do, they will return.

Regarding the condition of homes and properties, most complaints are not restrictions within the Bylaws. If it doesn't exist in the Bylaws, then there is no means for the Board to take action. There are items the Board would wish to address and change, but two-thirds of the homeowners need to participate in a vote to make any changes. We have tried previously and simply don't meet the minimum number of participants to even count as a valid vote. The main item we can enforce is regarding trash receptacles.

The walking paths are getting older and the grass is overgrowing them. We will need to eventually replace them and while the Board doesn't want to, it may take a special assessment in order to pay for it.

TREES / LANDSCAPING

David Simpson, Vice President, Director

Three trees were recently taken down in the Common Area between Toni Terrace and Cornwall Crossing. The Board feels the company did a nice job. There are additional Cottonwoods and a Willow that are presenting issues and will need to be removed soon as well.

Some reminders for the homeowners:

- Please don't leave grass clippings in the streets, as they will make their way into the drains and eventually end up in the ponds, further contributing to those issues.
- Please remember to bring in your trash receptacles. Most homeowners are conscious of this, but there are a few who continue to be in violation week over week.
- Trash collection companies will not take electronics, so please do not leave them on the sides of the road. EcoPark is a short distance away off Paul Road by the Airport. They provide free electronic recycling to all county residents. More information can be found here: <https://www.monroecounty.gov/ecopark/>
- Do not feed the geese or other waterfowl as the Board is trying to deter them.

Q: As you're leaving the development on White Oak onto Paul Road, the bushes are very overgrown on the right hand side.

A: The bushes in question are technically on the property of the home on the corner which is not part of our development. We have made contact with the owner who has given us permission to do whatever is necessary with the bushes. Our task now is to find an entity to do the work within our budget.

POND MAINTENANCE

Joel Chastek

We have had challenges keeping Pond #1 (with the deck) under control this summer. The fountain had stopped working and has since been repaired, but there continues to be issues with the electrical system. Thanks to Clearly Aquatics, Carl Stafford and Ron Beyor who have gone above and beyond helping to diagnose the problem. Even though the power cord to the fountain tested fine, it continued to throw the GFI breaker. The fountains are an important part of the treatment as it helps agitate the water and also to cool the ponds down overnight. Unfortunately, Pond #1 is too far gone to effectively treat this year. We will get the system repaired and have it in place again next year.

Ponds #2 (large pond) and #3 (small pond off White Oak Bend) are looking really good this year with very few issues. We will continue to keep them treated and maintained throughout the season.

David Simpson

At some point, the Board will likely need to consider dredging Pond #1. To help reduce the cost of a dredging operation, the material could be placed in the common area between Toni Terrace and Wellesey Knoll. This would still be a future discussion, but would reduce the cost needing to ship the material elsewhere to be disposed of.

FINANCIAL UPDATE

Devon Christopher, Treasurer

Most of our expenses goes into the maintenance of the common areas, such as lawn mowing, fountain repairs, and keeping the ponds treated. The rest goes for property insurance and taxes, as well as accounting and sometimes legal expenses. Then there are some sundry items like postage for mailings.

Over the last 3 or 4 years, costs have been increasing drastically. Currently our dues are at \$260 per year and our average total revenue is between \$46,000 and \$50,000, depending on how many homeowners pay. Every year there are typically 10-15% of homeowners that don't pay or pay very late.

Every year our balance sheet and expense/income statements are posted on the website for review.

HOA PORTAL

Tom Arias

The Board is exploring the possibility of implementing a portal for the homeowners and Board Members to use. The Board would use it to keep track of financials, violation tracking and communicating announcements. The homeowners would have information on their home and the ability to contact board members and pay dues. This software could potentially replace our current bookkeeping software and website as well as reduce the cost of postage.

INTRO TO ADDITIONAL BOARD MEMBERS

Doug Williams – I consider myself to be a general laborer. I'll help with odd jobs and pitch in where I can.

Erik Rockwell – I am also one of the Directors. I am responsible for maintaining the website and act as Secretary to the Board, generating the meeting minutes each month.

ADDITIONAL QUESTIONS/COMMENTS

Comment: The walkways are really important, part of the whole ambiance of the neighborhood.

Q: Do we have to keep Pond #1?

A: The ponds were installed by the original developer as a requirement from the town to have stormwater retention. They are not decorative ponds, their purpose is to help maintain water flow in storm drains during heavy rains.

Q: Is there a way to get grant money to help maintain the retention ponds?

A: The Board is not aware of a way to obtain grants. They may exist, but the volunteers currently serving are not familiar and we would need someone to look for and prepare requests for grants.

Q: Are the electrical issues on Pond #1 related to all the flags posted on the ground in that area?

A: No, that is unrelated. Frontier is currently working to bring fiber optic internet to the development.

Q: Could we make Wellington a gated community?

A: The roads are public highways and if it was even possible to do so, the HOA would need to buy them back from the town, and assume all the ownership and maintenance of them. This is not something the Board wishes to pursue.

Meeting adjourn at 7:00pm