

Wellington Commons Homeowners Association

Board of Directors Meeting Minutes

Tuesday, August 26, 2008

@ Saint John's Lutheran Church

A quorum being present, the meeting was called to order at 7:30 p.m. by Mr. Tsegay.

MEMBERS PRESENT: Dana Madsen, Asfawossen Tsegay, Dick Schimkus and Catherine Fitts.

OTHERS PRESENT: Seven residents were present. Ken Eiriksson was present representing East Coast Management.

HOMEOWNERS TIME: Residents commented on the speed bumps on Talevera Court. They felt there were too many and the angled speed bump made driving particularly difficult. The Board agreed to reconsider the matter after school starts to see what how the speed bumps impact cut-through traffic. Management was asked to determine the reason for the angled speed bump and to find out who manages Van Dorn Village. They have "No cut-through" signs provided by the County. Management was asked to prepare a trash notice for the residents on Parenham including collection days, what items require special pick ups and the number for Trash Away. A resident advised the Board that the pond needed to be cleaned and the skimmer was missing. There is also vandalism in the gazebo that needs to be repaired and painted. A resident on Wellington Commons Drive commented that the parking problem on Parenham is now spilling over onto Wellington Commons Drive. No action was taken pending approval of the Parking Resolution.

APPROVAL OF MINUTES: The minutes of the Board of Directors meeting of June 26, 2008 were approved. Ms. Fitts will provide Management with additions to the minutes that will be included in the August meeting minutes. *Motion by Mr. Madsen, second by Mr. Schimkus (3-0-1, Ms. Fitts abstained).*

MANAGEMENT REPORT:

Delinquency List: Management provided a delinquency list as of August 21, 2008. Twenty five owners had not paid all or part of their third quarter assessment. Seven owed two or more quarterly assessments. The total amount due was \$15,320. Delinquent accounts are being handled in accordance with the Association's collection policy.

Financial Report: The Association had a surplus of \$14,017 for the month of July. Total expenditures were \$13,373. For the year to date, the Association had a surplus to budget of \$3,897. Management spent a few minutes during the meeting explaining the layout and how to use the financial statements. Total cash and investments was \$104,680.

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Tree Work: The Board approved the proposal from McFall & Berry to remove dead trees at a cost not to exceed \$5,000. *Motion by Ms. Fitts, second by Mr. Madsen.* Prior to the work, Management will walk with a representative of McFall & Berry to mark the trees that will be removed. The pile of brush at the pond will also be removed. The Board discussed Association policy regarding pruning of common area trees at the request of homeowners. It was agreed that owners affected by common area trees could have them pruned professionally at their own expense, or request the removal of the tree by the Association.

Transition Update: Management updated the Board on the status of the management transition. For the most part all of the books and records of the Association have been transferred. Other than a July deposit by ProCAM, all funds are accounted for. By the end of the month the transition should be complete.

Community Inspection Services (CIS): The Board discussed the inspection performed by CIS and the September follow up inspection. Management helped to correct some errors in the initial report and agreed to field questions from homeowners following the second inspection. Correspondence regarding the inspection was provided to the Board.

Paving Project Update: Management has withheld \$5,000 from Colonial Paving until the job is completed. They still need to paint new curbs, repair speed bump paint, clean up loose asphalt on paths, clean oil on the service road and repair a rut in the ground on Apsley House

Draft Audit: After discussion, the Board agreed to authorize Mr. Madsen to sign the audit representation letters. That will finalize the audits for 2006 and 2007.

UNFINISHED BUSINESS: The Board deferred approval of Resolutions for Due Process and Enforcement until after further discussion. A final decision regarding the Resolutions should be made by September 9th.

NEW BUSINESS: The Board was advised that residents from other communities were using the playground and additional lighting is needed. Mr. Tomko was thanked for his service to the community.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:45 p.m. The next meeting of the Board of Directors will be at a date and time to be determined.

Respectfully Submitted,
Kenneth R. Eiriksson Jr., Property Manager
East Coast Management & Consulting Service