

WELLS LANDING HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES

MEETING DATE: *February 29, 2020*

MEETING CALLED TO ORDER: *1000*

MEMBERS PRESENT: JEFF BERK XX DON JOHNSON XX RAY BUTTS XX

1. Approved minutes from January 18, 2020 board meeting.

2. FINANCIAL UPDATE

a. *Only 1 homeowner with outstanding annual fee. The board voted to allow Erin Gallagher to make a partial payment this coming week and submit a plan to ensure payment before invoice is mailed for 2021 dues. Failure to comply will restart the lien process.*

3. NEW BUSINESS

a. Landscaping plans for neighborhood

Process is ongoing. Currently working on entry islands.

b. Spring Walk-Around / Inspection:

Currently planned for last week of April. Board members to create list of items to look at. Board members will tour the neighborhood and document landscaping and maintenance shortcomings as well as covenants and rules regulations violations. Affected owners will be notified by mail so as to be given the opportunity to correct shortcomings and/or question the board at its next scheduled meeting.

c. Annual Meeting Update:

Venue and price secured, however Ray Butts has people looking for less expensive venue. If none found within the upcoming week, board will commit to Holiday Inn.

d. Traffic Enforcement.

OPPD still monitoring traffic. Electronic monitor currently in place.

4. OPEN ARB REQUESTS

a. *Fleetwood, #570 Willow Oak. Submitted request to remove 3 Maple trees without plan for mitigation. Jeff will check property and confer with Ms. Fleetwood's tree service for workable solution. Homeowner will be held responsible for ensuring compliance with Wells Landing C&Rs and Town of Orange Park tree removal ordinance.*

5. OLD BUSINESS

a. *None*

6. NEXT BOARD MEETING SCHEDULED:

a. Date: *March 28, 2020*

b. Time: *1000*

c. Location: *Wells Landing Pool*

7. MEETING AJOURNED TIME: *1055*