

Wells Landing HOA Board

Meeting Minutes

Jan 12, 2019

In attendance: Jeff Berk, Don Johnson, Linda Olsen, Pat Markham and Dena Calivas

Called to order: 11:34AM

New Business:

Identify Roles and Duties of New Board Acknowledgement of reading of Sunshine Rules.

Confirming document signed in 2018 year shall move forward to this year acknowledging the reading of the Sunshine Rules.

Roles: President – Jeff Berk, Vice President –Don Johnson, Linda Olsen – Landscaping Coordinator, Pat Markham – Co-Secretary, Dena Calivas - Secretary

ARB Committee, Concurrence Committee, etc.

The Board will act as the ARB committee. The Concurrence Committee will comprise of Brett Markley, Sherry Galloway, Sandra Fidler, Sandy Leepart and Cheryl Susser.

Old Business:

Financial Status – Just reviewed in Annual meeting held the same day.

2019 Annual Dues – status and late letters. Annual dues will be changed on website to 30 days vs. 45 days regarding late fees. 50% still outstanding.

ARB issues

Painting incomplete on PF. – need to submit a list to have concurrence committee vote on penalty.

Berchem 582 WO and Sanders 574 WO stained vs. painted decks/ - Jeff Berk to send email or call.

Steps at driveway on Willow Oak (need to confirm addresses for Steps first).

Discussed new Winistorfer 540 WO driveway not complying with ARB approval. Don provided details of approval and noncompliance. Prior to meeting, Winistorfer indicated we could only speak with his attorney. Documents/Folders addressed to each Board Member were left by Winistorfer regarding the ARB, but were returned for his Attorney to submit to the Attorney that will have to represent Wells Landing. Jeff and Don to schedule appt. with Santoro asap. \$100/day up to \$1000 for noncompliance. 30 days to cure.

Mary Reihl at 513 PF – installation of Pavers without ARB approval. Jeff to contact.

Rikki Roderick 521 PF wood at newer deck has sat outside for a year. Front door does not comply – stained vs. painted. – Jeff had addressed the front door before it was even installed. Owner still has yet to paint it.

Landscaping at Islands and entry

Possible health check on trees and identify possible needs for trees to replace or aging trees. Linda to meet with one landscaper Monday and will schedule a meeting with a second landscaper.

Community Flag and pole

Jeff to purchase and submit for reimbursement. Possible plaque in memoriam of Edna Teachey.

Combo locks for doors at Pool storage

Research to be done regarding doors, frames, locks.

Repairs/Landscaping:

Larger Menu Board Completed December 2018 – possibly paint, lower a couple of feet and frame.

Review of Contracts:

Contract renewal Lawn Doctor vs homework being done.

Miscellaneous Items:

ARB Requests

Tree Removal from Emily Sturman – not in compliance – paint is not finished on sides or in back (Dena spoke with owner rep prior to meeting regarding paint) Jeff to follow up regarding comply or no approval on the ARB. Need additional details on ARB as owner wants to do landscaping to help prevent water intruding into their home. Need to make sure it doesn't affect neighbors properties.

Massey

Need follow up for inspection results.

Next Board Meeting scheduled for:

Date: February 16th, 2019 Time: 10:00AM Location: Community Pool.

Adjourned 12:45