



WELLS LANDING NEWSLETTER

1/28/19

www.wellslanding.org

BOARD HAPPENINGS

Dear Members,

At the Annual Meeting held Jan. 12, 2019, there might have been some confusion concerning ballots and for which I take full responsibility.

Due to a series of issues concerning our meeting which literally came about late Friday evening, additional research was done on some questions concerning ballots, quorums and voting. Literally minutes before the Annual Meeting began, I became aware of a Florida Statute 720 paragraph which confirmed that our Board, elected at the Nov. 15, 2018 Annual Meeting, was indeed a VALID Board, even though a quorum was not obtained at that meeting.

Since many of the ballots had already been given out before our Jan. 12 meeting, I chose not to confuse the process and decided to announce the Florida Statute 720 finding when the voting procedure for Board members came up on the agenda.

I apologize for any confusion I may have caused the members.

Thank you!

Jeff Berk, President

Annual Dues: \$23,590 are outstanding for 2019. Several owners still owe either the full amount of \$930 or a portion thereof. They were due January 1, 2019.

Christmas Decorations: Were well received and countless compliments were given. Big thanks to Benny Gilliam, Jeff and Lynn Simballa and Bill and Dena Calivas for yet another year of taking on the decorations. If you'd like to participate, please contact Board Secretary Dena.

ARB Committee, Concurrence Committee: The Board will remain as the ARB Committee and 5 Homeowners have agreed to serve on the Concurrence Committee. They will be contacted by the Board for any noncompliance issues to identify if a fine is appropriate. We do have some ARB issues to address.

At the Jan. 12 regular H.O.A. Board meeting, the Board voted 5-0 to place a fine of \$100 per day for 10 days on a member who was out of compliance with an A.R.B. completed request. This action was voted on subject to approval by our Attorney and a period of additional opportunity for compliance by the member. Two of your Board members subsequently held a one hour meeting with our Attorney on this matter. Also at the Jan. 12 meeting, the Board approved action requiring President Berk to contact two members who have properties with some outside parts colored red. If these members have not had approval under a previous Board, these members will be requested to come into compliance within a stipulated period.

Painting Pine Forest Trail: Some are still not complete and therefore, past due.

Landscaping: Plans for refreshing the islands and entry are being gathered. Estimates from weed and feed companies are being conducted vs keeping current non-chemical company. Health check on trees will be pursued.

Community Flag: An American flag, pole and light were purchased and will be installed.

Reader Board: The sign will be lowered and prices for painting and framing will be obtained.

Massey Inspection Results: The Board is following up for details.

Next Board Meeting: Saturday, 10:00 AM February 16th, 2019 at the pool.

IN MEMORIAM

WESLEY MASON

NORMA AND ED COX

ROBERT HALL

EDNA TEACHEY

REMINDERS

Exterior Maintenance and Changes: ANY changes or updates affecting the exterior of your townhome or major yard changes, tree removals, roofs, etc. MUST be approved by the Board. If not approved and changes do not meet HOA ARB requirements, the owner will be required to restore at the owner's expense. The Architectural Request Form is on the website under Administrative Documents. The forms must be submitted for approval at a scheduled Board Meeting. If it's an emergency, please contact President Berk.

Do NOT PARK on the grass.

SLOW DOWN - the speed limit is 15MPH.

PLEASE CLEAN UP AFTER YOUR PETS -
REMIND YOUR GUESTS, CHILDREN and
GRANDCHILDREN!

All Community Documents are available on the website www.wellslanding.org

Wells Landing Private Pool: Signs are posted. ACCOMPANY YOUR GUESTS AND OR MINORS. Violators will deal with the Police.

Our Rules and Regulations state that "Guests or visitors must be accompanied by a resident host." It also says "Children under 12 years old must be accompanied by an adult".

People who are not current Homeowners, not current on dues or are not a current Renter and are not accompanied by a Homeowner/Renter should not be using the pool on their own. FL Statute 809.1 says, "if it is posted and they use it in violation, it is a misdemeanor."



PLEASE WELCOME OUR NEW NEIGHBORS!

Alyson Peirce - 588 Pine Forest Trail

Paul and Rebekah Berk - 633 Wells Landing Drive

WELLS LANDING 2019 BOARD MEMBERS

President
Vice President
Secretary
Co-Secretary
Landscape Coordinator

Jeff Berk
Don Johnson
Dena Calivas
Patricia Markham
Linda Olsen

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Jeff Berk, President

We're on the Web!
www.wellslanding.org