



WELLS LANDING NEWSLETTER

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BOARD HAPPENINGS - MEETING HELD 7/18/17

Status on HOA Dues – Balance owed as of July 17, 2017 is \$1525. A lien was placed on a property for past due fees. All fees were collected plus expenses. The homeowner incurred extra expense of \$185.

Status on Special Assessment - People are starting to make payments – Letters to go out August 31, 2017 requesting payment due by September 30, 2017.

Status on Budget: all numbers seemed good although a bit higher on Attorney expenses and office expenses.

Status on new Wells Landing Website with Neighborhood Publications – person to build our site was a no show. Agreed to pursue another company within same budget.

Status on Pool Contract – Permit process is underway. Board Members to meet with contractor for tile choice in September.

Status of homeowners on Willow Oak who haven't painted – One last letter from the Board will go out to act within 30 days or a fine will be imposed along with attorney costs.

Status of homeowners on Pine Forest that need to paint – Board agreed 4-1 to extend time frame to March 31st, 2018 to paint due to special assessment.

Status on drainage behind Willow Oak and Pine Forest: Continuing to pursue and resolve although it is not a Board issue. Additional homeowners advised Board of other problems along Plainfield and corner of Plainfield to end at Wells Landing. Don Johnson to send email to Chuck Pavlos. Homeowners that are impacted are encouraged to contact Mr. Pavlos as well. cpavlos@townop.com or 904-264-7411.

Walk around items identified: Many homeowners need to remove weeds or overgrown grass, pressure wash driveways and walkways, repair wood rot and gutters. Storage doors with slats are the only approved doors. All front doors are to be painted the same color as trim. Window frames are bronze only.

Clubhouse doors are often found unlocked. Auto locks for Clubhouse Storage area – approximately \$110 each plus tax are being considered, but placed on hold. Some homeowners in attendance want every one that has a pool key to have access when pool is open for use of tables and chairs as needed. The activity at the pool has increased significantly over the last year and many prior years!! However, other items are stored in the Clubhouse. Six or more people in a party still must make reservations. This is per household not per number of household occupants.

The Homeowner who left guests at the pool unattended with a pool key was verbally notified. Same guests were also at pool after 10PM. Pool hours are 7AM-10PM. All guests must be accompanied by the homeowner or tenant on lease.

DO NOT give access to people that do not have keys/forgot their keys/leave gates open for them.

Massey Termite Reports: Linda Olsen reported no homes showed evidence of termites from reports. There is no way to tell from the reports if both front and back of units were inspected. Most common problem cited was wood decay from fungus: bottom of sidings, trim around doors, utility doors, wood planters. If you need specific home numbers, please contact Linda Olsen. Massey recommended keeping mulch away from home, keeping gutters in good repair, keeping bushes and limbs cut back at least 16" from walls.

If you see something broken or out of the ordinary in the common areas, please contact a Board member so the issue(s) can be resolved.

In order to address the differing opinions expressed at the July board meeting concerning whether or not the pool gates may be "propped open" for residents' convenience when using the pool or cabana, the board contacted the Department of Health for clarification. The following response is from Ms. Barnett, Environmental Manager, Florida Dept. of Health, Clay County:

Attached is the portion of Building Code (424.1.3.1.9) that requires self closing, latching gate on fence. Hopefully the answers below will clear up any misunderstandings of requirements:

1. The fact that **self-closing, latching gates** are required means gates must be closed at all times;
2. There is no provision allowing for propping gates open in either Building Code 424 or 64E-9, FAC;

Additionally, this response was received from Mr. Steve Schoeff, Deputy Building Official / Plans Examiner, Clay County:

I have included the applicable section of the Florida Building Code concerning the barrier around a public pool.

The intent of the Code is that the barrier is to be maintained at ALL times, and there are no provisions for the self-closing aspects of the gate to be disabled.

454.1.3.1.9 All public pools shall be surrounded by a minimum 48 inch (1219 mm) high fence or other approved substantial barrier. The fence shall be continuous around the perimeter of the pool area that is not otherwise blocked or obstructed by adjacent buildings or structures and shall adjoin with itself or abut to the adjacent members. Access through the barrier or fence from dwelling units, such as homes, apartments, motel rooms and hotel rooms, shall be through self-closing, self-latching lockable gates of 48 inch (1219 mm) minimal height from the floor or ground with the latch located a minimum of 54 inches (1372 mm) from the bottom of the gate or at least 3 inches (76 mm) below the top of the gate on the pool side. If the self-closing, self-latching gate is also self-locking and is operated by a key lock, electronic opener or integral combination lock, then the operable parts of such locks or openers shall be 34 inches minimum (864 mm) and 48 inches maximum (1219 mm) above the finished floor or ground...

Next Board Meeting is Scheduled for 10:00AM on Saturday, August 19th, 2017 at the pool!

WELCOME TO WELLS LANDING

Vaughn and Ginger Rivers 645 Wells Landing Dr.

WELLS LANDING 2017 BOARD MEMBERS

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Jeff Berk, President