



When:	Saturday, January 6, 2024, 9:00 AM EST
Where:	Wells Landing Neighborhood Pool
Meeting:	January 2024 HOA Board Meeting
<u>HOA Board Members:</u> Jeffrey Berk Don Johnson Ray Butts Lynn Braddy Jubilee Berk	<u>Agenda:</u>
Notes:	<p>Nominations/Voted/Passed</p> <p>Jeff Berk – President</p> <p>Don Johnson – Vice President</p> <p>Jubilee Berk – Secretary</p> <p>Start Time: 9:03 AM</p> <p>2023 Minutes approved.</p> <p>November Minutes approved.</p> <p>Invoices mailed, a week late due to office changes.</p> <p>Trees were trimmed and treated for borers.</p> <p>Lynn will submit holiday decorations receipts this week. Estimate: \$300.</p> <p>Irrigation maintenance contract. Previously quoted contract at \$800/year which includes maintenance, repair, adjustments and prioritizes our emergency requests.</p>

	<p>Prior two years costs will be compared before voting for approval during next month's meeting.</p> <p>Entry east side has wood rot. We will have someone look at it and quote for repair/replacement. The lighting of the signs may be changed to illuminate from the top of the sign rather than from the ground. There are electrical outlets on both sides and can be found at the sprinkler boxes.</p> <p>Jenny will clean the pool house every other week until April 1. Bathroom doors are not being closed and new soap dispensers are needed.</p> <p>Water heater replacement is pending research on building code requirements. Jeff will be at the town council meeting and will try to address the unanswered requests we have previously sent for this information.</p> <p>DINK – Will be sent by certified mail. The initial letter is sent certified for \$8 at our cost. If follow up letters are needed, the homeowner will be charged \$25.</p> <p>Jeff W. – Cease and Desist with general maintenance in the community.</p> <p>7 people on Willow Oak have not painted.</p> <p>Pine Forest Trail is scheduled to paint in 2024. Jeff will send out a reminder to the homeowners.</p> <p>Lynn will contact a sign company to obtain a quote for an update on the sign. Estimate \$125 for new design. The realtor would have to pay for the actual sign.</p> <p>ARB request was approved for a roof replacement due to Builder's Care needing to rush the start due to scheduling.</p> <p>The pool deck repair and epoxy quote has increased approximately \$1,000.</p> <p style="padding-left: 40px;">Suggestion: Update the deck color from grey to a warm tone to flow with the colors in the community.</p> <p style="padding-left: 40px;">Kevin will remove the joints as requested by the vendor.</p> <p style="padding-left: 40px;">Lynn will look at the color options and will share with Jubilee.</p>
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	<p>Recognition:</p> <p>Jeff – For contacting Massey to resolve a dispute over maintenance required but denied by Massey.</p> <p>Lynn – For Christmas decorations.</p> <p>Shared fences for repair and replacement should be worked out with the neighbor. The HOA does not own the fence which is why it would have to be discussed with the shared neighbor. There is no requirement that the shared neighbor must pay half. All requests need to go through ARB. However, minor repairs can be sent via email.</p> <p>Although the original C&R states that the HOA can fine people for parking on the street but the town owns the road so we cannot legally fine them. Complaints can be issued to the non-emergency Town of Orange Park who may issue a citation.</p> <p>Wrought Iron fencing – Southeastern Ornamental 904-292-0933</p> <p>River City Fence for aluminum: John Hainey 904-606-5688</p> <p>Adjourned: 10:02 AM</p>
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