



<b>When:</b>	<i>Saturday, April 6, 2024, 9AM EST</i>
<b>Where:</b>	<i>Wells Landing Neighborhood Pool</i>
<b>Meeting:</b>	<i>April 2024 Wells Landing HOA Board Meeting</i>
<b>Attendees:</b> Ray Butts, Don Johnson, Jeffrey Berk, Lynn Braddy, and Jubilee Berk	
<ol style="list-style-type: none"> <li>1. Approve March 25, 2024, Board Meeting Minutes - Approved</li> <li>2. Financial Update               <ol style="list-style-type: none"> <li>a. Number of delinquent accounts: 1</li> <li>b. Failure to paint: 1                   <ol style="list-style-type: none"> <li>i. Pending clarification from 1 homeowner</li> </ol> </li> </ol> </li> <li>3. Old Business               <ol style="list-style-type: none"> <li>a. Landscaping removal at 620 Wells Landing Drive – ARB request was submitted to install grass. Due date 4/15.</li> </ol> </li> <li>4. Open ARB Requests               <ol style="list-style-type: none"> <li>a. A request to repair walkway steps was submitted / approved.</li> </ol> </li> <li>5. New Business               <ol style="list-style-type: none"> <li>a. Neighborhood walk by board members – Tabled until next meeting to allow committee members to review and confirm their findings.</li> <li>b. New real estate sign option. Cost to be borne by listing agent / homeowner.                   <ol style="list-style-type: none"> <li>i. Example of new design presented during meeting. Lynn Braddy to provide vendor information.</li> <li>ii. Existing signs may be used until 6/30/2025. Website information will be updated to provide both options with a note that the old sign will be phased out.</li> <li>iii. Vote: Approve – 4. Abstain - 1</li> </ol> </li> <li>c. Replace undersized gate lights at pool – Approx. \$100 per light plus cost of electrician to install.                   <ol style="list-style-type: none"> <li>i. Vote: All approve</li> </ol> </li> <li>d. New Large Trash and Recycle can storage issues – Board / association involvement.                   <ol style="list-style-type: none"> <li>i. 95-gallon cans will be delivered by Waste Management. It is possible that residents may contact waste management AFTER to request a 65-gallon can replacement, but final plan has not yet been published. The 65-gallon cans</li> </ol> </li> </ol> </li> </ol>	

may or may not fit the outside closets based upon the dimensions and how the closet door opens.

- ii. Board considering cost to create exterior storage areas for oversized cans. Cost could be covered by an increase in annual fees or by special assessment.
- iii. Proposal to add a pad and 3-4' high shadowbox fence enclosure on the side of the home/garage would also require an amendment to the R&Rs.
- iv. Options to place pad behind the courtyard wall, where applicable, may be considered.

e. Feral cat TNR update – Jubilee

- i. Vet at Sandy Paws was contacted to ask about setting up TNR with her office. The vet, Dr. Michelle Sams, left a message stating she would be happy to work with us. A return call was made to her to discuss specifics, but a follow up conversation has not taken place yet.

f. Parking violations – parking on the street is controlled by town ordinance. Overnight parking of commercial vehicles on residential streets is not permitted. Violations should be addressed to Town of Orange Park Code Enforcement Officers.

g. Double Parking – Letters will be drafted by Lynn and sent to Jeff for approval.

h. The water heater in the pool house has been replaced with a tankless unit.

i. Public works has added a fence on Plainfield where they have been clearing out the drainage easement. They will plant jasmine along the fence in an effort to screen our yards. They have cleared out trees required to gain access. Any additional tree removal by homeowners must be requested via an ARB request.

6. Next board meeting:

Date: 5/3/2024

Time: 6PM EST

Location: Pool

7. Meeting Adjourned Time: 10:10AM EST