



<b>When:</b>	<i>Saturday, September 27, 2025, 10AM EST</i>
<b>Where:</b>	<i>Wells Landing Neighborhood Pool</i>
<b>Meeting:</b>	<i>September 2025 Wells Landing HOA Board Meeting</i>
<b>Attendees:</b> Ray Butts, Jeffrey Berk, Chad Black, Jubilee Berk, and Don Johnson	
<b><u>AGENDA</u></b>	
<ol style="list-style-type: none"> <li>1. Approve August Annual Board Meeting Minutes – Approved</li> <li>2. Financial Update – # of delinquent accounts = <ul style="list-style-type: none"> <li>Dues:</li> <li>617 Wells Landing Drive – Several years plus fees</li> <li>597 Wells Landing Drive – One year annual dues past due</li> <li>565 Pine Forest Trail – No painting 2024</li> </ul> </li> <li>3. Old Business <ol style="list-style-type: none"> <li>a. 597 Wells Landing has completed reestablishing their pull-off driveway. No fees incurred.</li> </ol> </li> <li>4. ARB Requests <ol style="list-style-type: none"> <li>a. None</li> </ol> </li> <li>5. New Business <ol style="list-style-type: none"> <li>a. Finalize details for annual meeting <ul style="list-style-type: none"> <li>Date: Saturday, 11/22/25</li> <li>Time: 10am</li> <li>Location: Pool</li> <li>Food: Chad will bake at cost</li> <li>Beverage: Water by Don</li> </ul> </li> </ol> </li> </ol>	

Coffee: by Jubilee

Send receipts to Christy and copy Jeff for reimbursement.

- b. Don met with the accountant and the accountant agrees that the increase in annual dues and believes that amount will keep our account balance where it needs to be.
  - i. The Newsletter went out advising of annual due increase.
  - ii. Don also posts reminders on the Wells Landing sign several times.

6. Next HOA meeting:  
Annual Meeting

7. Meeting Adjourned Time: 10:17am