



<b>When:</b>	<i>Saturday, November 22, 2025, 10:00 AM EST</i>
<b>Where:</b>	<i>Wells Landing Neighborhood Pool</i>
<b>Meeting:</b>	<i>2025 Wells Landing Annual HOA</i>
<b>HOA Board Members:</b>	<i>Jeffrey Berk</i>  <i>Don Johnson</i>  <i>Chad Black</i>  <i>Ray Butts</i>  <i>Jubilee Berk</i>

**Certification of Quorum:**

**Present: 35 Proxies: 17 Total: 52**

**Invocation and Pledge of Allegiance**

**Call to Order:** 10:13 AM EST

Approval of Annual HOA Meeting Minutes of September 2025, given.

September 2025 Board Meeting Minutes will be published.

2024 Annual Meeting Minutes approved.

Reports from Board members:

- **Treasurer’s Report (budget) - Jeff:**
  - We have 15-20K left in this year’s budget
  - Dues have been increased due to the cost of repairs etc. increasing
  - Pool fencing needs to be repaired
  - The palmetto in front of the pool needs to be removed
- **Legal - Don:**
  - Pine Forest Trail – Illegal concrete pour for a second parking space. Through our attorneys, we fined
  - Pine Forest Trail – Delinquent painting will either be pursued through the attorneys or added to the future sell of that property
  - Wells Landing Drive – 3-4 years delinquent on dues along with legal fees. The property is in foreclosure. The bank’s attorneys incorrectly included a similarly

named HOA in their filing. Foreclosure hearing is scheduled 12/17.

- Business letter mailing (C & R, R & R compliance issues):
  - Delinquent Proof of Insurance process
    - 1/1 Mailing
    - 2/1 Fees
    - \$100/day up to \$1000

#### Audience Q&A

- Annual dues can be paid early and in payments throughout the preceding year.  
Note: Partial payments cannot be made after the due date.
- Annual dues cannot be paid online as they are paid directly to the accounting firm, who is not set up for online payments.

#### Repairs / Accomplishments in 2025:

- Irrigation repairs / upgrades
- Tree trimming & removal
  - Per town ordinance, if an oak tree is removed, it must be replaced with another oak tree.
- Pool equipment repairs

#### New Business:

- Annual fee will increase
- Penalty for late submission of homeowner insurance declaration page
- Penalty for late payment of annual fee
- Tree removal / replacement – C & R requirements
- Homeless issues
- Locking Pool Gates / Bathroom
- Compliance Committee Volunteers
- Landscaping / Maintenance updates
- Committee for holiday decorations – Jubilee, Jeff and Paul
- Plainfield gate continues to be damaged by people jumping the locked gate and knocking it out of alignment
- Clean up after your dogs. If you see someone not cleaning up after their dogs, please report to Don or Jeff.

#### Audience comments

- The new Wells Landing sign repair/replacement should be completed by EOY. The new signs are plastic and took several months to make. Extensive damage was found in the posts, requiring additional repairs.
- Public Works Director – Kyle Croce
  - Complaints regarding Public Works issues, such as issues with the ditch backing part of the community, can be submitted directly to the Director of Public Works.
- Board nominations from the floor
  - New member: Benny Gilliam will replace Ray Butts
- Adjournment: 11:04am

