



When:	<i>Saturday, March 21, 2026, 10:00 AM EST</i>
Where:	<i>Wells Landing Neighborhood Pool</i>
Meeting:	<i>Wells Landing HOA Board Meeting Agenda</i>

Attendees: Jeff Berk, Don Johnson, Chad Black, Benny Glliam, Rebekah Berk

AGENDA

1. Review minutes of Feb 21, 2026, board meeting - Approved
2. Financial Update – # of late assessments
 - 6 - for dues
 - 2 - various fees
 - 9 - missing proof of insurance
3. New Business
 - 565 Pine Forest Trail draft letter:
 Certified letters were previously sent.
 Board reviewed letter demanding painting by 6/1/2026 to approve. The issue would then move to the attorneys for next steps. Possible next steps include fines, liens, collections and possible foreclosure etc. The letter provided has been approved, with dates being updated to allow 7/1/2026 paint by date.
 - Discuss garage door repair vs. replacement
 Metal door models will be researched and brought before the board for final review and possible approval. Previous research shows the cost of a metal door with hardware is approximately \$1000 whereas one neighbor’s repair of wood damage on their door was quoted between \$1200-\$1500
 - Status of dues / insurance letters
 Board shown copies of letters sent to owners. We did not get proof of delivery/pick up of the letters from 2 people via the green card. Per the post office, 2 attempts were made to delivery and notices left to pick up the letters from the post office. Those letters were never picked up.
 1. McGovern – 506 Pine Forest Trail
 2. Simpson – 588 Pine Forest Trail
 - Compliance Committee – Formation / meetings

Chad Black will solicit members and train once the committee is formed.

- Pine Forest Trail fence collapse is being worked on.
- We are seeing a trend of residents not paying. In future, the board may benefit from quicker engagement of legal and collection actions to ensure that the HOA continues to keep a comfortable amount in reserves to cover the normal and unexpected expenses of the community. Turnaround times for notifications and subsequent action, should be established and placed as official rules and published for the community.
- Leah Scott attended to advise that she has lost her job and was prepared to pay the letter fees. The board opted to allow her to keep the fees, and work with her further, with continued communication from her on the situation. She has proof of insurance, and we provided the address for her to mail the proof of insurance to. (Delinquent: Dues and proof of insurance)
- Schreier attended to advise that her homeowner's insurance was canceled and money returned to her. Also, her son is trying to obtain a 401k loan to cover the dues. Advised her bank will force place insurance in the interim to cover their interest but it will not cover the required insurance for the HOA. They will notify us and the bank once insurance is obtained. (Delinquent: Dues and proof of insurance)

4. Open ARB requests

- a. 613 Wells Landing Drive to put polycarbonate panels on the roof of the screen porch roof provided at the open of the meeting and approved by the board.

5. Next board meeting will be:

- a. Date: Saturday May 9, 2026
- b. Time: 10:00 AM EST
- c. Location: Pool house

6. Meeting adjourned @ 10:56am