



<b>When:</b>	<i>Saturday, February 21, 2026, 10AM EST</i>
<b>Where:</b>	<i>Wells Landing Neighborhood Pool</i>
<b>Meeting:</b>	<i>February 2026 Wells Landing HOA Board Meeting</i>
<b>Attendees:</b> Jubilee Berk, Benny Gilliam and Don Johnson	
<b><u>AGENDA</u></b>	
<p>1. Approve January 2026 Board Meeting Minutes – Approved</p> <p>2. Financial Update –</p> <p>617 Wells Landing Drive – Final judgment ordered to be sold in foreclosure 5/4/2026. The home will have to be sold for over @ \$260,000 for Wells Landing to obtain what is due to us.</p> <p>Certified letters were sent regarding delinquent dues advising that daily interest of 18% will begin to accrue after February 1st and penalty fees of \$100/day (up to \$1,000.00) will begin March 2nd for those who have failed to provide proof of Homeowners’ insurance.</p> <p># of late annual dues - 12</p> <p># of failures to provide proof of Homeowners’ insurance - 12</p> <p>Due to several properties that are delinquent and carry large mortgages, there is a risk that if the property went into foreclosure we would not receive any of the fees due. We will discuss options for a faster and possibly tougher stance to deal with delinquent accounts.</p> <p>3. New Business</p> <p>3 of 5 Board Members have attended the state education required for the year.</p> <p>565 Pine Forest Trail – No painting 2024</p> <p>When/Who will be sent to collections/ have lien placed /foreclosure? A process and timeframe need to be discussed and implemented. To be discussed further on the next meeting.</p>	

4. Old Business

- a. Pool pump and lifesaving equipment
  - i. Pump is pending final inspection due to water flow
  - ii. Lifesaving items will be added
- b. Florida Paint Blanding Blvd. has closed. Formula for colors is still available at the 2225 St. John's Bluff location (904) 634-7983. The match may take a few days. Joe and Evie Durand worked with a representative named Kevin.

5. ARB Requests

- a. None

6. Next HOA meeting:

- a. Date: Saturday, March 21
- b. Time: 10am
- c. Location: Community Pool

7. Meeting Adjourned Time: 10:45am

To be discussed on the next meeting:

- 1. Garage door replacement options
- 2. When/Who will be sent to collections/ have lien placed /foreclosure? Process and timeframe to be discussed and implemented.