



When:	<i>Saturday August 1, 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, and Rebekah Berk	
1. Review minutes of June 20, 2026, board meeting – Approved 2. Review delinquent account status • 564 Willow Oak – Scott and Dummich – Annual dues are past due. Owner previously attended March HOA meeting to advise cannot pay. The HOA asked her to provide a payment plan, but no plan has been received and 3 letters have been. A lien will be placed to cover the amount delinquent plus the legal fees. • 655 Wells Landing -Leepart – HOI not provided - \$1000 will be added to account. • 617 Wells Landing – Caldwell i. Attorneys moving to legal action against the mortgage company. To date, the company is still sending mail to the incorrect Wells Landing in Jacksonville. ii. 1 year will be unrecoverable due to statute of limitations. • 565 Pine Forest – Delinquent Painting – \$1000 to be added to the account for not painting will not be incurred due to Kevin confirmed he witnessed painting. Prior fees of \$1000 will roll to the bill that will be sent at the end of the year. • How does the Board view non-physical receipts of our Certified Mailings? USPS.com – Delivery details can be located by searching the confirmation number.	

3. Old business:

- Pool mechanical upgrade status
 - i. Additional required electrical added.

3. Open ARB requests: NONE

4. Cameras for the pool.

- If issues persist, we will further discuss the possibility of adding cameras for surveillance.

5. 604 Wells Landing – Dixon – Requested a pool key. Another neighbor will give her extra key to her.

6. Next board meeting will be:

- Date: September 19, 2026
- Time: 10:00am EST
- Location: Pool house

7. Meeting adjourned: 10:43am