



When:	<i>Saturday September 19, 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 August 1, 2026, board meeting – Approved 2. Review delinquent account status • 564 Willow Oak – Scott and Dummich – Pending update via aging report from accountant. • 655 Wells Landing -Leepart – HOI not provided – Pending aging report from account. • 617 Wells Landing – Caldwell i. Total is \$24,000 with 18% interest. Estoppel requested \$12,377.14 ii. 1 year will be unrecoverable due to statute of limitations. 3. Old business: • Pool mechanical upgrade status i. All upgrades cited by inspector have been completed. Total cost is approximately \$6,000. 3. New Business • 2027 Budget / Fees will need to be discussed during the next meeting. The accountant has been out of the office but will provide spend summary for this year and a breakdown of anticipated budget 4. Open ARB requests: 5. 604 Wells – Pool usage rules, clean up and supervision. Creeper vines growing.	

6. 577 Pine Forest – Pool usage

7. Landscaping: request to trim jasmine Pine Forest

8. Trailers parked at two residences. 1 on Pine Forest Trail and 1 on Wells Landing.
Florida HOA statute 720 allows noncommercial vehicles and trailers under a certain weight to be parked within HOA communities.

9. Next board meeting will be:

- Date: October 31, 2026
- Time: 10:00am EST
- Location: Pool house

10. Meeting adjourned: 10:30am EST