

DATE: 5/22/2024

RE: Highlights from the May 22, 2024 MASTER BOARD OF DIRECTOR'S MEETING

Respectfully Submitted: Rosalie Howell, Wellington VP

1. FINANCIAL

A. HOA Budget running favorable \$27450.

Contributing factors:

G&A under \$3120, Grounds under \$9789, Planting and Trees under \$5000, Irrigation under \$7600, and Utilities under \$5581.

B. Clubhouse Budget running favorable \$13799.

Contributing factors:

Clubhouse expenses under \$3395, Pool Maintenance under \$2907, Utilities under \$6571.

*Received notice from SECO, October 2024 cost increase plus a trip charge STARTING NOW of \$125 (more research being to done to see what this actually means. (fix poles, pole #'s, light bulbs?))

C. NEW APPROVED EXPENDITURES (All within budget)

- 1) ESKOLA Roofing & Waterproofing \$7300. Windows on poolside of clubhouse are leaking. This includes gaskets on 5 sets of windows plus installation of new silicone sealant)
- 2) ESKOLA Roofing & Waterproofing \$11,600. Clean and prep all sidewalks at and adjacent to the clubhouse. Install new urethane joint sealants in sidewalk and curb joints to prevent tripping hazards.
- 3) Water Works, Inc.\$30890. Irrigation pumps. It is believed that damage was caused by lighting. This includes 2 new pumps, one under warranty and one not, 63' of 6" galvanized TNC Pipe billed at \$58 per foot, crane rental, & labor.
This is the Danbury Mill pump station near the maintenance shed.
- 4) RCS Roofing & Waterproofing not to exceed \$10,000. Replacement of rotting fascia behind the gutters on the front of the clubhouse. (includes removal of gutters, metal flashing and first two courses of concrete roof tile.)

D. OLD BUSINESS

A. Sports Courts

A workshop will be held Monday June 3, from 9:00 am to 2:00 pm, to discuss this large project which includes Tennis Courts 1,2,3, & 4, Pickleball, Basketball, Bocce & Shuffle Board Courts, and court fences.

*This area was completed approx 30 years ago. Replacement and refurbishing is budgeted for \$400,000 which would be part of the \$1.7 million in Reserves. No special assessment needed.

Present bids are: SCCF Sports Construction at \$423,896.67 and Welch Tennis, Deco Turf \$361,333.76 (But they do NOT do irrigation, so this would include an additional bid for that work.) 2 other companies were included in the bidding. One never submitted the bid and the second did not address several areas in the bid.

*At this time they are asking for any questions we may have, to be

submitted to Flory, so they can be addressed at the June 3 meeting. This is not my area of expertise, so I would like to turn that over to Jeff Rogers, Wellington Board Director, for further review.

E. NEW BUSINESS

- A. Community Garage Sale: October 12, 2024, 8:00am to 2:00pm. DO WE WANT TO PARTICIPATE as we have in previous years?

F. GUIDELINES

A. 2.3 DISPLAY OF FLAGS

- 1) In addition to the Official flag of the State of Florida and the US Army, Navy, Air Force and Marine Corp, Coast Guard and POW/MIA flags, they added: Space Force or any other flag listed in the Florida Statutes 720.304 section (2) (a).
- 2) General Requirements
The ACC committee recommended not adding a specific length of time for holiday flags & banners, including sports flags and banners to be displayed, since this has not been a problem. Master Board voted and approved.