

**Wellington Community Association
Annual Meeting
Approved Minutes
November 16, 2004**

A meeting of the Board of Directors was convened at the Wellington Community Center, located at 9700 Wellington Road, Manassas, VA, 20110.

PRESENT

Board Members: Stephanie Shoram, President; Andrew Lopez, Vice President; Shirley Williams, Secretary/Treasurer; Dolores Kuwalik, Director; Rick Ritner, Director; Steve Yaddof, Director. Legum and Norman staff: Martha Kaczmarczyk, Community Manager; Renee Thompson, General Manager; Kathleen Thomas, Assistant General Manager; and Robert Lazaro, Maintenance.

CALL TO ORDER

Stephanie Shoram called the meeting to order at 7:01 p.m.

MEMBERS ABSENT

Bob Ferguson was absent.

PROOF OF MEETING NOTICE

Stephanie Shoram stated that notice had been given via a mailing that was sent out on November 5, 2004.

PROOF OF QUORUM

Stephanie Shoram stated that quorum had been met, with a final count of 191.

APPROVAL OF MINUTES-NOVEMBER 19, 2003

Mike Wittlinger MOVED to approve the minutes from the November 19, 2003 Annual Meeting. The motion was SECONDED by John Grzeka. Discussion followed. The minutes were APPROVED unanimously.

INTRODUCTION OF CANDIDATES

Stephanie Shoram introduced the candidates. Each candidate, with the exception of Robert Porch, gave a brief speech.

COLLECTION OF BALLOTS

Stephanie Shoram called for all ballots to be collected and given to the Election Committee for counting.

PRESIDENT'S REPORT

Stephanie Shoram presented the following:

- Hired Legum & Norman Management Company.
- Hired Professional Engineering Company for Reserve Study.
- Hired Professional Safety Company for Tot Lot Safety Study.

- Enhanced pool operation & facility:
 1. Electronic Access System
 2. Extended Pool Use Hours
 3. Swim Diapers
 4. Slide
 5. Pool Repair
- Magnolia Grove Drive Drainage
- Tot Lots
- Basketball Courts
- Parking
- Grounds Improvements
 1. Steve Yaddof reported on 2004 grounds improvements. He stated that most of the work done was related to storm damage. He also stated that he would like to re-activate a Grounds Committee.
- Safety and Security
 1. Working with Police Department
 2. Interviewing Security Companies
- Approved 2005 Budget

Residents present inquired about covenants enforcement, security, and construction traffic.

FINANCIAL REPORT

Martha Kaczmarczyk presented the financial information for 2004 and 2005. Residents present asked questions regarding the budget, and reserves.

COVENANTS COMMITTEE REPORT

Ed Pratt, Chairperson of the Covenants Committee, was present to address the Board and residents regarding the covenants committee. He asked for volunteers to join the committee. Ed also reported that 168 applications had been reviewed by the Committee.

OPEN FORUM

- A resident inquired if the motion sensor lights can be installed at the tot lots, specifically the tot lot on Veridan.
- A resident inquired if the townhome parking lots could be re-stripped.

ELECTION RESULTS

Stephanie Shoram announced the election results. Andrew Lopez received 112 votes, Robert Porch received 107 votes, Mike Wittlinger received 107 votes, Shirley Williams received 97 votes, Mark Goldman received 79 votes, and Mazen Mustafa received 45 votes. Andrew Lopez, Robert Porch, and Mike Wittlinger will each serve a 3 year term.

DRAWING OF PRIZES

Fermin Rodriguez, at 9320 China Grove Court, won the one month's free assessments.

ADJOURN

Stephanie Shoram MOVED to adjourn at 8:50 p.m. The motion was SECONDED by Rick Ritner and APPROVED unanimously.

Respectfully Submitted,

Shirley Williams
Secretary/Treasurer

Date