



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions

May 11 – June 14, 2023

Consents In Lieu of Formal Meeting

1. May 23, 2023: Approved (4-0-0) \$563.31, North Metro Pool, replace Chemical Feed Pump.
2. June 13, 2023: Approved (4-0-0) BOD Actions for Period ending May 10, 2023.

Regular Monthly Meeting June 14, 2023

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Meeting at WP Pool

Called to order: 6:30 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid
- Others: Roman and Caroline Benitez.

1. Noted Consents listed above.
2. Reviewed To-Do List:
 - a. Update of BOD resolution on delinquent assessments enforcement is pending.
 - b. Ladies' restroom soap dispenser replaced.
 - c. Draft request for Neighborhood Watch is pending.
 - d. Sunshine Committee contact info updated.
 - e. Noted WP insurance paid for period 6/26/23 – 6/26/24.
 - f. Noted pool chemical pump has been replaced.
 - g. No change to Parking Lot Re-pave project.
 - h. Resident Participation Plan
 - i. More social events
 - ii. Possible BOD meet/social
 - iii. Consider inviting specific owners to BOD.
3. Reports:
 - a. Treasurer's Report. See page 2.
 - b. Committee Reports
 - i. Architectural:
 1. Several violations pending.
 2. [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: Email solicitation pending.
4. Meeting adjourned: 8:11 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) July 26, 2023, by all directors present at this meeting.

TREASURER'S REPORT

2023			
Opening Bank Balance		24,875.84	1/1/2023
INCOME	Budget	Year to Date	Variance
Assessments	\$ 26,460.00	\$ 25,559.00	\$ (901.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ 3.00	\$ 3.00
Closing Fees	\$ 700.00	\$ 100.00	\$ (600.00)
Initiation Fees	\$ 2,058.00	\$ 280.00	\$ (1,778.00)
Late Fees	\$ 205.80	\$ 261.00	\$ 55.20
Lien fees	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ 50.00	\$ 50.00
Total Income	\$ 29,523.80	\$ 26,253.00	\$ (3,270.80)
EXPENDITURE	Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 10.00	\$ -
Postage/PO Box	\$ 215.00	\$ 141.00	\$ 74.00
Insurance	\$ 2,200.00	\$ 2,167.00	\$ 33.00
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ 19.07	\$ 1,350.93
Prop Taxes	\$ 80.00	\$ -	\$ 80.00
Lien Filing Fees	\$ 100.00	\$ 51.24	\$ 48.76
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 11,398.00	\$ 4,403.28	\$ 6,994.72
Common Area	\$ 7,100.00	\$ 2,722.36	\$ 4,377.64
Sunshine Cttee	\$ 225.00	\$ 189.83	\$ 35.17
Social Cttee	\$ 450.00	\$ 64.55	\$ 385.45
Website/Zoom Fees	\$ 200.00	\$ -	\$ 200.00
Pool Trash	\$ 150.00	\$ 55.48	\$ 94.52
Legal Fees	\$ 1,000.00	\$ -	\$ 1,000.00
Electricity	\$ 2,150.00	\$ 653.81	\$ 1,496.19
Telephone	\$ 650.00	\$ 109.06	\$ 540.94
Water	\$ 825.00	\$ 143.00	\$ 682.00
Incidental	\$ 1,120.80	\$ 103.24	\$ 1,017.56
Total Expenditure	\$ 29,523.80	\$ 11,062.92	\$ 18,460.88
Net	\$ -	\$ 15,190.08	\$ 15,190.08
Balance		\$ 40,065.92	
	Bank Balance	\$ 40,200.35	6/13/2023