



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
October 9 – November 13, 2024

Consents In Lieu of Formal Meeting

1. 10/11/2024: Approved (4-0-0) BOD Actions for Period Ending 10/9/2024.

Regular Monthly Meeting 11/13/2024

Meeting at WP Pool

Called to order: 6:29 p.m.

Present at meeting:

- Directors: Kevin Reed, Hamp Reid, William Walters
- Others: Scott Kearney, Roman & Caroline Benitez

1. Consents listed above noted.
2. Reviewed To-Do List:
 - a. Confirmation of pool contractor's winterization plan is pending.
 - b. Pool furniture will remain uncovered until after Christmas Lights.
 - c. Noted Steve's email report:
 - i. Vision-obstructing tree on corner of Oxford/Westchester trimmed up.
 - ii. Bossman quote: \$18/month, \$54/quarter. Service can be suspended during pool closure.
 - d. Beneficial Ownership Information Report: William reports WPHA exempted from filing requirement as a 501(c) non-profit.
 - e. Distribution of the 2025 Assessment Notice with the previously approved assessment of \$323 by email is set:
 - i. Straw poll of meeting attendees: Document attachment preferred over link to document on WP website.
 - f. Noted anonymous posts on the WP Facebook Group are no longer available. Anonymous posters' names were always available to group admins.
 - g. Begin 2025 Budget workup.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

3. Reports:

- a. Treasurer's Report. See page 3.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social:
 1. Fall gathering completed 10/26/2024.
 2. Christmas Lights Contest set for Friday, 12/20/2024. Details later.
 - iii. Sunshine: WP Press will add note on all WPPXs reminding residents to advise committee of events. For more info, click [Sunshine Committee.](#)
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. Meeting adjourned: 7:05 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) 12/4/2024, via email by all directors attending this meeting.

TREASURER'S REPORT

2024			
Opening Bank Balance		\$ 28,949.00	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 27,720.00	\$ 27,722.00	\$ 2.00
Prior Year Assessments	\$ -	\$ 1,118.00	\$ 1,118.00
Interest	\$ -	\$ 262.39	\$ 262.39
Closing Fees	\$ 300.00	\$ 200.00	\$ (100.00)
Initiation Fees	\$ 924.00	\$ 616.00	\$ (308.00)
Late Fees Collected	\$ 92.40	\$ 561.00	\$ 468.60
Lien fees Collected	\$ 100.00	\$ 700.00	\$ 600.00
Overpayments	\$ -	\$ 58.50	\$ 58.50
Replacement Card Fees	\$ -	\$ 10.00	\$ 10.00
AC Comm Fines	\$ -	\$ 2,200.00	\$ 2,200.00
Total Income	\$ 29,136.40	\$ 33,447.89	\$ 4,311.49
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 10.00	\$ -
Postage/PO Box	\$ 287.00	\$ 150.00	\$ 137.00
Insurance	\$ 2,200.00	\$ 2,484.00	\$ (284.00)
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ 1,160.00	\$ 210.00
Prop Taxes	\$ 85.00	\$ 85.09	\$ (0.09)
Lien Filing Fees	\$ 100.00	\$ 127.38	\$ (27.38)
Health Department	\$ 200.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 7,200.11	\$ 4,199.89
Common Area	\$ 4,146.00	\$ 4,647.67	\$ (501.67)
Sunshine Cttee	\$ 225.00	\$ 71.08	\$ 153.92
Social Cttee	\$ 450.00	\$ 207.37	\$ 242.63
Website/Zoom Fees	\$ 200.00	\$ 232.20	\$ (32.20)
Pool Trash	\$ 150.00	\$ 237.00	\$ (87.00)
Legal Fees	\$ 1,500.00	\$ 300.00	\$ 1,200.00
Electricity	\$ 2,400.00	\$ 1,881.31	\$ 518.69
Telephone	\$ 680.00	\$ 680.97	\$ (0.97)
Water	\$ 825.00	\$ 623.25	\$ 201.75
Incidental	\$ 2,828.40	\$ 293.01	\$ 2,535.39
Total Expenditure	\$ 29,136.40	\$ 20,670.44	\$ 8,465.96
Net	\$ -	\$ 12,777.45	\$ 12,777.45
Balance		\$ 41,726.45	
	Bank Balance	\$ 41,766.45	11/13/2024