



Board of Directors
Waverly Park Homeowners Association
P. O. Box 26
Lebanon, GA 30146
waverlypark.net

**Board of Directors Actions
April 25 – May 8, 2025**

Consents In Lieu of Formal Meeting

1. 5/2/2025: Approved (4-0-1) BOD Actions for Period Ending 4/24/2025.

Board of Directors' Monthly Meeting 5/8/2025

Meeting at WP Pool

Called to order: 6:40 p.m.

Present at meeting:

- Directors: Scott Kearney, Steve Dillon, John Kreeger, Jared Martin
 - Others: Caroline Benitez, Roman Benitez, Twana Laws
- 1) Consents listed above noted.
 - 2) Reviewed To-Do List:
 - a) Annual Secretary of State registration has been updated.
 - b) All assessments paid in full except one.
 - c) Neighborhood Watch coordinator confirmed.
 - d) Yard of the Season "contest" announcement sent.
 - e) Purchase of Key Lock Box for pool completed.
 - f) Purchase of baby-change stations for pool bathrooms in process.
 - g) Bank signatories will be updated as required.
 - h) Date for Summer Pool Party (5/31/2025) approved (4-0-0)
 - 3) Reports:
 - a) Treasurer's Report.
 - i) See page 2. Submitted via email.
 - ii) Liens were released for paid assessments.
 - iii) Sale/Closing of 434 Westchester completed.
 - b) Committee Reports
 - i) Architectural: None.
 - ii) Social: Caroline requested clarification on what types of gifts/cards could be purchased for residents.
 - iii) Sunshine: Summer Pool Party date agreed.
 - iv) Pool: Water testing volunteers provided with keys and demonstration
 - v) Neighborhood Watch: None.
 - 4) New Business:
 - a) BOD to request demonstration of Pool/Common Area cameras and system. Kevin Reed and Colton Brown to be invited to next BOD meeting to present.
 - 5) Meeting Adjourned: 19:02

Submitted: John Kreeger, Secretary.

Approved (3-0-1) 5/12/2025 via email

TREASURER'S REPORT

Opening Bank Balance		\$ 40,576.93	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 29,070.00	\$ 28,665.50	\$ (404.50)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ 4.00	\$ 4.00
Closing Fees	\$ 300.00	\$ 200.00	\$ (100.00)
Initiation Fees	\$ 924.00	\$ 646.00	\$ (278.00)
Late Fees Collected	\$ 92.40	\$ 288.00	\$ 195.60
Lien fees Collected	\$ 100.00	\$ 200.00	\$ 100.00
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ 9.00	\$ 9.00
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 30,486.40	\$ 30,012.50	\$ (473.90)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 60.00	\$ (30.00)
Bank Fees	\$ 10.00	\$ 21.00	\$ (11.00)
Postage/PO Box	\$ 287.00	\$ 73.00	\$ 214.00
Insurance	\$ 2,200.00	\$ -	\$ 2,200.00
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ -	\$ 1,370.00
Prop Taxes	\$ 85.00	\$ -	\$ 85.00
Lien Filing Fees	\$ 100.00	\$ 129.39	\$ (29.39)
Health Department	\$ 200.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 2,434.26	\$ 8,965.74
Common Area	\$ 4,146.00	\$ 1,293.00	\$ 2,853.00
Sunshine Cttee	\$ 225.00	\$ 28.08	\$ 196.92
Social Cttee	\$ 450.00	\$ 116.15	\$ 333.85
Website/Zoom Fees	\$ 200.00	\$ -	\$ 200.00
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 1,500.00	\$ -	\$ 1,500.00
Electricity	\$ 2,400.00	\$ 300.88	\$ 2,099.12
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ 62.00	\$ 763.00
Incidental	\$ 2,828.40	\$ 199.47	\$ 2,628.93
Total Expenditure	\$ 29,136.40	\$ 4,967.23	\$ 24,169.17
Net	\$ 1,350.00	\$ 25,045.27	\$ 23,695.27
Balance		\$ 65,622.20	