



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

Board of Directors Actions
June 13, 2025 – July 10, 2025

Consents In Lieu of Formal Meeting

1. 6/17/2025: Approved (5-0-0) minutes of 6/12/2025 board meeting.

Board of Directors' Monthly Meeting 7/10/2025

Meeting at WP Pool

Called to order: 7:31pm

Present at meeting:

- Directors: Scott Kearney, Steve Dillon, William Walters, John Kreeger
 - Others: Carolyn Benitez, Roman Benitez, Tracy Tregasser, Troy Tregasser
- 1) Consents listed above noted.
 - 2) Reviewed To-Do List:
 - a) Timing delay on pool card swipe to be reviewed re concerns over cards not working.
 - b) BoD approved (4-0-0) use of more non-permanent signage at front of neighborhood to promote events and activities.
 - c) BoD will discuss pool/common area cameras upgrade options with current provider; given the technological limits at the location.
 - 3) Reports:
 - a) Treasurer's Report.
 - i) See page 2.
 - ii) Pool expenses are in-line with prior year. Chemical costs will be scrutinized.
 - iii) One assessment remains outstanding, lien filed.
 - b) Committee Reports
 - i) Architectural: Five notices of violations were sent, two for repeat offenses.
 - ii) Social: A further summer event is being planned. Details TBA.
 - iii) Pool: BoD approved (4-0-0) job estimate for weeding/landscaping on the strip of land adjacent to the northeastern side of parking lot.
 - iv) Neighborhood Watch: Nothing to report.
 - v) Sunshine: Nothing to report
 - 4) New Business:
 - a) BoD to invite cost estimates for various additions at the common area to include a Blackstone grill and other amenities.
 - b) Attendees were encouraged to think of ways to get more residents and home-owners to use the common-area.
 - 5) Meeting Adjourned: 7:16pm

Submitted: John Kreeger, Secretary.

Approved (5-0-0) 7/16/2025 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	\$ 34.00	\$ (24.00)
Postage/PO Box	\$ 287.00	\$ 239.00	\$ 48.00
Insurance	\$ 2,200.00	\$ 2,661.00	\$ (461.00)
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	\$ 4,605.74	\$ 6,794.26
Common Area	\$ 4,146.00	\$ 2,016.88	\$ 2,129.12
Sunshine Cttee	\$ 225.00	\$ 52.04	\$ 172.96
Social Cttee	\$ 450.00	\$ 116.15	\$ 333.85
Website/Zoom Fees	\$ 200.00	\$ 155.88	\$ 44.12
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 1,500.00	\$ -	\$ 1,500.00
Electricity	\$ 2,400.00	\$ 846.89	\$ 1,553.11
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ 372.95	\$ 452.05
Incidental	\$ 2,828.40	\$ 877.60	\$ 1,950.80
Total Expenditure	\$ 29,136.40	\$ 12,417.52	\$ 16,718.88
Net	\$ 1,350.00	\$ 17,594.98	\$ 16,244.98
Balance		\$ 58,171.91	