



WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 38 No. 5

September/October 2022



It took a while to finish repairs after winter ice damage, but Pool 1 opened in early August. Due to the delayed opening this year, Pool 1 will stay open on weekends through September. Weather permitting, hours on Saturdays and Sundays will be from 11am-6pm.

9/11 CEREMONY

This year marks the 21st Anniversary of that tragic day. We will be holding our Annual Ceremony in loving memory of all those whose lives were changed forever by the tragic events of September 11, 2001.

SUNDAY, SEPTEMBER 11, 2022

4:00pm at the Gazebo by the 9/11 Monument

HALLOWEEN TRUNK OR TREAT

SATURDAY, OCTOBER 29, 2022

12:00pm [noon] at the Bus Stop

General Membership Meeting

Wild Acres Lakes

Property & Homeowners Association

October 1, 2022

Saturday 11:00am

Delaware Township Bldg.

116 Wilson Hill Road

Dingmans Ferry, PA 18328

> 2022/2023 Badges are required <

PROPOSED CAPITAL EXPENDITURES

Members in good standing will vote YES or NO on the Proposed Capital Expenditures outlined on page 5 in this issue.

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July 4th Carnival

What a wonderful day in the neighborhood! For the 4th of July this year, we held a Carnival at Pool 2 that was attended by a large crowd. There were hayrides, games, food and live music. It was a blast for everyone that came.

Prizes were given to all the kids that played the games. There were also kayak rides in the pool, which was a great way to cool off after playing. We had pie-eating contests and sack races every hour just to add to the fun.

Some sweet treats available to enjoy during the Carnival were ice cream, popcorn and cotton candy. For the kids, we also had balloon animals for them and perhaps the biggest attraction was the Petting Zoo. There with all kinds of animals to pet and get to know!

Even the swim team was there with their signs up next to the ticket booth. It really was a wonderful day for all who attended, and we hope to continue the tradition next year!



Manager's Report

by **Jacqueline Giannini, Office Manager**

Hello WALPOA! I hope everyone has been enjoying their summer. School will be starting again before we know it!

As some of you may remember from last meeting, the office staff has been working diligently to pull the seams back together within the office. We have regained account access to essentially all programs and bank accounts. I'm sure as we go along there will be more that pop up that we need to change passwords for; but for now, everything that was imperative to access we have.

We have filled the Collections position vacancy – we should be able to get back on track soon with collections of delinquent accounts. Day-to-day operations are running smoothly. The future is looking bright!

A few projects we are in the process of working on:

- We are still waiting to receive and record the easement agreements required for the North Lake Dam Project. To date, there are three residents I was unable to reach by phone but I did mail letters to them explaining the importance of moving forward with this project. The rest of the residents have been working with us to submit their agreements as soon as possible.
- Catching up on our operating account bank reconciliations.
- Upgrading our operating program to TOPS ONE. We are still operating with TOPS Pro, which is dated and on the verge of becoming obsolete.
- A better option for landline services. We are paying for long-distance calling and I believe the system is dated and in need of an upgrade. I'm hopeful we can save the community a significant amount of money with this switch. We are still investigating what the best option will be.
- Preparing for the newspaper, capital budget mailing and operating budget compilation.
- We are trying to work with AquaLink to maintain the algae growth in the cove of Wild Acres Lake more effectively.
- We have planned repairs for Pool 1 bathrooms/lobby and Pool 2 roof.
- We will be installing new swings at Pool 1 playground – 2 baby swings and 4 regular swings.

School Bus Stop Safety

- Vehicles must park in a parking spot when dropping off children.
- Vehicles must stay in their spaces until the bus departs or you are waved out by our public safety officer.
- No double parking.
- No speeding in and out of the parking lot; arrive to your assigned bus times 10 mins early to avoid missing the bus.
- Anyone not obeying our bus stop protocol is subject to a fine.



The official publication of the Wild Acres Lakes Property Owners Association

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Community Newspaper Publishers

237 Phyllis Court, Stroudsburg PA 18360

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Dismissal of the Director of Operations

On June 29, 2022, the Board of Directors voted to dismiss the Director of Operations. This was announced to the community via Facebook on July 1, and more officially at the monthly Board of Directors meeting on July 16. Per our bylaws, the Board is also required to announce the news in the next available issue of *Wild Acres World*, which is this one.

Simply put, the Board was not happy with the direction of the community and felt we needed to go in a different direction. Per our bylaws, we have established a Search Committee to find a new Director of Operations. The committee consists of three Board members, and they have begun the process of finding qualified candidates.

In the meantime, former Board member Jackie Giannini stepped down from the Board to serve as acting Office Manager. We thank Jackie for helping us during this transition period. Jackie, a lifelong Wild Acres resident, has more than six years of experience working in the office at Marcel Lake Estates, where she was involved in a wide range of administrative functions.

We ask the community to give Jackie its support as she tackles this challenging task.

We also ask that you continue to support the hard-working WALPOA staff, many of whom have had to work through significant flux and persistent understaffing. The Board will ensure they have our support during this transition period and beyond.

Change is always hard, and this is no exception. The Board of Directors made its decision based on what it felt was best for the community. We know the reaction to this news will be mixed. But with your support and involvement, we will continue to work to move the community in a positive direction and make Wild Acres the best it can be.

Thank you for your understanding.



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Below are the items you will be voting on via mail-in ballot or at the October General Membership Meeting. That meeting will be held on October 1, 2022, at 11:00am, at the Delaware Township Building. Funds for the items below would come out of current capital reserves.

MAIL-IN BALLOT

2022 Capital Budget – October 1, 2022

This is your official Mail-In Ballot. In accordance with the bylaws, no more than two members (legal deeded members) in good standing may vote regardless of the number of names that appear on the recorded deed.

For a ballot to be valid:

1. Indicate “Yes” or “No” by placing an “X” in the corresponding box.
2. Place one (1) Mail-In Ballot in each “Ballot Enclosed” envelope and seal.
3. Place all “Ballot Enclosed” envelopes in the envelope marked “WALPOA Voting Judge.” Clearly write name, block & lot and number of ballots enclosed on the envelope where provided and seal.
4. Send by mail (postage required) or bring to the WALPOA office.
5. To be considered valid, Mail-In Ballots must be received in the office no later than 4:00 p.m. on Wednesday, September 29, 2021.

YOU MAY ONLY VOTE ONE WAY – BY MAIL OR IN PERSON.
Any deviations from the above instructions will void this ballot.

1. To allocate \$115,000 to repair the concrete walls and coping at Pool 1
Pool 1 experienced ice damage this past winter. While the repair work that Maintenance completed this summer seems to be holding up, it’s unclear if it will hold for another season. These funds would be used to address the troublesome top 12” (or so) of the pool’s concrete walls plus the pool’s coping area. The repairs would also realign the skimmers to avoid water loss, which is currently about 1 ½” to 2” of water per day.

YES NO

2. To allocate \$23,000 to repair the deck at the entrance of Pool 2
Maintenance says much of the wood is warped, splintering, and heavily rotted. If cost-effective, the wood may be replaced by Trex decking.

YES NO

3. To allocate an additional \$20,000 for tennis court resurfacing at both pools. This would add this \$20,000 to the \$30,000 currently sitting in the bank from 2021’s approved capital expenditure. That \$30,000 was not enough when the bids came in. The courts at Pool 1 are in exceptionally poor condition and need resurfacing to be playable.

YES NO

Community Corner

Happy Birthday!

SEPT 1..... Ed Pacuillo	OCT 3..... Nick Saita
SEPT 4..... Joe Luna Jr.	OCT 9..... Robert Cassimore
SEPT 5..... Tommy Stoughton	OCT 17..... Dana Cassimore
SEPT 6..... Chrissy Montague	OCT 20..... Alexandra Marsilia
SEPT 16..... Charles Mascias	OCT 21..... Lilly Sheehan
SEPT 18..... Brendan Panasuik	OCT 23..... Carleena Seabrooks
SEPT 19..... Carol Candido	OCT 24..... Jack Christie
SEPT 19..... Matt Panasuik	OCT 27..... Edna Rey
SEPT 25..... Amanda Hooton	OCT 29..... Tara Alber
SEPT 26..... Terry Stoughton	
OCT 2..... Brittany Licitra	

Send your birthday and anniversary dates to admin@wildacreslakes.org



Take Pride in your Community!
PLEASE DON'T LITTER
Violators will be fined.

Delaware Township Zoning

Please be aware: only single-family homes are allowed in Wild Acres; rental apartments are not. Apartments in a single-family home in a residential area are illegal in Delaware Township. Wild Acres is located totally within a residential area. Adding more bedrooms or a mother/daughter suite may affect the operation of your onsite septic system and are illegal. If you have any questions contact the Delaware Township Zoning Enforcement Office at 570-828-2347.

Public Safety Stats - July 2022

Incident	Total	Citations	Warnings
Animal Complaint	4	1	3
Alarm: Car/House	1	0	0
Co2/Amenity	0	0	0
ATV/Dirtbike Issue	0	0	0
Break In/Burglary	3	0	0
Tresspass/Vandalism	1	0	1
Commercial Vehicle Issue	0	0	0
Construction Use	0	0	0
Dispute	7	0	0
Fail/Comply	1	1	0
Gate Issue	1	0	0
Gunshots	0	0	0
Illegal Dumping	1	0	1
Illegal Rental	0	0	0
Medical	9	0	0
Noise Complaint	0	0	0
Obsenitites/Staff	1	0	0
Officer Assist PSP	0	0	0
Officer Assist Resident	1	0	0
Parking Violation	5	0	5
Property Check	0	0	0
Suspicious Activity	0	0	0
Person/Vehicle	1	0	0
Traffic Violation	20	11	9
Tree Issue	0	0	0
Untidy Lot	11	5	6
Vehicle Not Registered	6	4	2
Wellfare/Wellness	1	0	0
Speeding	22	3	19
Illegal Pool	4	1	3
Misc.	9	3	4
Total	109	29	53

Recreation Department News

With the summer coming to an end, we are having an end-of-year party with the theme of a Luau. There will be a whole rotisserie pig and vegan options too. The end-of-year party will be August 20th and sign-ups were due August 15th.

We also are still having the ice cream social every Wednesday 1p-3p at Pool 2. There will also be a “Sip and Paint” August 26th. The movie nights are happening every Saturday starting at 8:30pm, the last movie night for the summer will be August 27th.

We have another garage sale scheduled for August 26th 9am-4pm, please sign up in the office by August 24th. We still have Aquacise at Pool 2 at 9am-10am every day but Tuesday and Sunday. The Recreation meeting was held on August 17th at 6:30pm in the office.

The moment so many have been waiting for – Pool 1 is now open! Hours are 11am-6pm every day other than Wednesdays, when it is closed. Due to the delayed opening this year, we were able to extend the closing date to allow Pool 1 to stay open through September! Weather permitting Pool 1 will be open on Saturday and Sunday from 11am-6pm.

Planning to Rent Your Home? (On your own or through a Realtor)



If so, please stop by the Administration Office to fill out the proper forms. This information not only assists us in identifying non-property owners on your property, it also protects you against unlawful use of or entry to your home in your absence. These forms help save us, you and your renters unnecessary embarrassment, frustration and the conducting of unlawful acts within our community.

Maintenance Report

Since our last report, Pool 1 fencing is up, and we will be welding and painting the posts. Pool 1 has been repaired. We replaced Pool 2’s #1 filter pump and rebuilt filter #2 pump. We still have a lot of work ahead of us in the next few weeks with culverts and road repairs.

Waco will be coming in to pave a section of Roundhill Road and a section of Westwood Circle, they will also be redoing paving over several culvert pipes. They are running behind and should be here for the end of August.

Maintenance started repairs on potholes again, so please have patience as we get to all the roads. The culvert pipe has been replaced on Sandstone.

Culverts are a big issue with the road conditions, many are clogged or are not there causing water buildup on the roadway. Maintenance has been cleaning culvert pipes under the roads and noting pipes that need replacement. We need all residents to please clean the culvert pipes and ditches in front of their property.

Garbage is picked up from all WALPOA common areas. The administration office is cleaned twice per week (Monday and Friday). Exercise dam valves for water flow. Pool 2 and Pool 1 deck areas cleaned, bathrooms cleaned, water tested, and filter maintenance performed daily.

Projects:

- Pool 1 maintenance has been finished.
- Road Repairs are underway.
- Dam maintenance and repairs.
- Culvert pipes that need to be replaced. (Spring and Fall Court 2 pipes, Lakewood 3 pipes, Mt Lake off Cheetah, corner of Westwood Circle and Mink Court 2 Pipes) as well as several pipes on Misty Morning.

Please Do Not Feed Wild Animals!

Why? Because you’re creating an unnatural dependency. If that is interrupted, you (and they) can be in trouble. Bears especially can be a problem. Once a bear learns food is available at a certain location, he will aggressively pursue it.

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Important Contact Information

Wild Acres Administration Office	570-828-7511
Wild Acres Public Safety (Non-Emergency)	570-828-9052
Wild Acres Public Safety (EMERGENCY)	570-828-9700
Wild Acres Website	www.wildacreslakes.org
Wild Acres Administration Email	admin@wildacreslakes.org
Delaware Township Volunteer Ambulance	570-828-2345
Delaware Township Fire Department	570-828-2223
Delaware Township Offices	570-828-2347
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Met-Ed Electric	800-545-7741
Penn American Water Company	800-565-7292
Blue Ridge Cable Company	570-296-8200

THE REAL ESTATE MARKET IS HOT

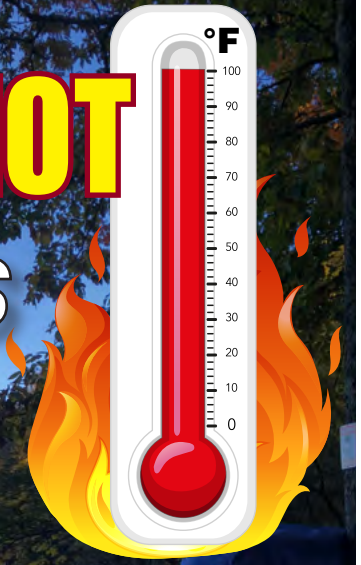
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2022 Wild Acres Wildcats



The Wild Acres Wildcats swim team finished the 2022 season with a record of 4-1. They also placed 4th at the PMSSL championships, missing 3rd by just one point. It was an exciting meet. Many swimmers improved their times and, most importantly, had fun with their teammates and friends from other communities.



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Board of Directors Meeting Minutes

May 21, 2022

Chairperson, Floyd Lee calls the meeting to order at 10:11am.

Quorum Roll Call: Elaine Fulgieri, Bernice Jala, Joe Jala, Floyd Lee, Rick Resnick, Eddie Castro, Jeff Dembiak, Ed Castro, William Sarro. **Also present:** Jill Odynsky, Director of Operations

Zoom Attendance: Vadim Knyazev

Absent: Dale Kozek

Motion by Elaine Fulgieri (2nd by Joe Jala) to approve April 16, 2022 Open Meeting Minutes with corrections

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: ABS
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion by Jim Paddock (2nd by Elaine Fulgieri) to add proposed bylaw change 6.3 Opening Bidding from \$10,000 to \$15,000

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: YES
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion by Bernice Jala (2nd by Joe Jala) to accept the April 30, 2022 Treasurer's Report

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: YES
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion Ed Castro (2nd Bill Sarro) to change Rules & Regulations Fee Schedule for Article XII Section 8 from \$1,000 to \$1,500 first violation, \$1,500 second violation and \$3,000 third violation

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: YES
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion by Rick Resnick (2nd by Joe Jala) to change Rules & Regulations Article X Land and Property Use: Change #2 to now read: Name signs, private property, beware of dogs, celebrations signs and security signs permitted

Floyd Lee:	J. Paddock:	Bernice Jala:	E. Fulgieri:
V. Knyazev:	Eddie Castro:	Joe Jala:	Rick Resnick:
Bill Sarro:	Jeff Dembiak:	Dale Kozek: absent	

MOTION RECIDED

Motion to change Rules & Regulations Article X Land and Property Use: Include new rule 8(a) if homeowner will be paving/repaving driveway, the owner must first apply at the Administration Office for a permit to determine if a culvert pipe will be required

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: YES
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion by Eddie Castro (2nd by Rick Resnick) to add #14 No ground campfires are permitted to Rules & Regulations Article X

Floyd Lee:	J. Paddock: ABS	Bernice Jala: NO	E. Fulgieri: NO
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion by Eddie Castro (2nd by Rick Resnick) to change Rules & Regulations Article XVII Burning to be redefined as (d) firepits to now read: (d) Firepits (is a fire which is encased above ground)

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: NO
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion by Rick Resnick (2nd by Jeff Dembiak) to approve Rules & REgulations Article III Pools, Beaches and Sauna – Change #16 from: Swimming is strictly prohibited when there are no lifeguards on duty or when pools and beaches are closed. Change to: Swimming is strictly prohibited when pools and beaches are closed.

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: YES
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion by Jim Paddock (2nd Jeff Dembiak) to Article VI Hunting: Use of Firearms – Change to now read: "Use of Firearms." This new rule will eliminate the term "hunting."

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: YES
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

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Board of Directors Meeting Minutes

May 21, 2022 cont.

Motion by Bill Sarro (2nd by Jeff Dembiak) Change Rules & Regulations Article VIII Pets: add #1 "unless other provisions have been made to care for the pet."

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: ABS
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion by Elaine Fulgieri (2nd Bernice Jala) to approve Administration Variance Requests

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: YES
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion by Elaine Fulgieri (2nd Rick Resnick) to approve Maintenance Dept. Variance Requests

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: YES
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Motion by Bill Sarro (2nd Jeff Dembiak) to adjourn meeting at 12:27pm

Floyd Lee:	J. Paddock: YES	Bernice Jala: YES	E. Fulgieri: YES
V. Knyazev: YES	Eddie Castro: YES	Joe Jala: YES	Rick Resnick: YES
Bill Sarro: YES	Jeff Dembiak: YES	Dale Kozek: absent	

MOTION PASSED

Meeting minutes submitted by Jill Odynsky, Director of Operations

June 18, 2022

Chairperson, Rick Resnick calls the meeting to order at 10:05am.

Quorum Roll Call: Jackie Giannini, Steve Tarquini, Bernice Jala, Joe Jala, Floyd Lee, Jim Paddock, Eddie Castro, Bill Sarro, Jeff Dembiak, Pat Larson

Motion Floyd Lee 2nd Jeff Dembiak to approve May 21, 2022 Meeting minutes with corrections (adding Rick to initiate motion to change Rules & Regs Article X paving/repaving driveway)

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: ABS
Pat Larson: ABS	Eddie Castro: YES	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: ABS	Bill Sarro: YES	Bernice Jala: YES	

MOTION PASSED

Motion by Steve 2nd by Jim to approve Treasurers Report

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: YES	Eddie Castro: YES	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: YES	

MOTION PASSED

Motion by Pat 2nd by Floyd to approve keeping the same 3 check signers from last year

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: YES	Eddie Castro: absent	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: YES	

MOTION PASSED

Motion by Jim 2nd by Bill to add Jackie & Steve to the check signers

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: YES	Eddie Castro: absent	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: YES	

MOTION PASSED

Motion by Floyd 2nd by Bernice to hold the Closed Meetings at 0900 for Personnel, Contractors, & legal reasons

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: YES	Eddie Castro: absent	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: YES	

MOTION PASSED

Motion by Pat 2nd by Eddie that Agenda topics are due by COB the Wednesday before Board packets are distributed

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: YES	Eddie Castro: YES	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: YES	

MOTION PASSED

Motion by Eddie 2nd by Pat to receive a weekly update from the DOO by COB Thursday in regards to Personnel/Ongoing projects

Rick Resnick:	Floyd Lee: NO	J. Paddock: ABS	Jackie Gianni: YES
Pat Larson: YES	Eddie Castro: YES	Jeff Dembiak: YES	Joe Jala: NO
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: NO	

MOTION PASSED

June 18, 2022 cont.

Motion by Pat 2nd by Steve to incorporate Problem solving form effective 18 June 2022

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: YES	Eddie Castro: YES	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: YES	

MOTION PASSED

Motion by Pat 2nd Floyd to appoint Joe, Eddie, & Steve to the Clubhouse Ad-Hoc Committee

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: YES	Eddie Castro: YES	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: YES	

MOTION PASSED

Motion by Floyd 2nd by Pat to appoint Rick to the Ad-Hoc Brainstorm Committee

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: YES	Eddie Castro: YES	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: YES	

MOTION PASSED

Jackie Gianni left at 11:15

Motion by Floyd 2nd by Jim to approve Write-off for Block 1904 Lot 17 Section 19 in the amount of \$1,581.63

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: absent
Pat Larson: YES	Eddie Castro: absent	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: YES	

MOTION PASSED

The following were appointed to chair/co-chair the following committees:

- Public Safety – Eddie
- Recreation – Pat
- Environmental/Architectural – Jeff
- Capital Improvements/Maintenance – Steve
- Bylaws – Bill
- Communication – Rick
- Beautification – Open
- Budget & Finance – Jackie
- Rules & Regs – Bill

Motion to close meeting by Floyd 2nd by Joe meeting adjourned at 12:36.

July 16, 2022

Chair calls meeting to order at 10:02 am

Roll Call: Jackie Giannini, Rick Resnick, Jim Paddock, Bill Sarro, Joe Jala, Jeff Dembiak, Steve Tarquini, Floyd Lee.

Absent: Pat (illness), Bernice (illness).

Suspended: Eddie Castro

Motion by Bill (2nd by Jim) to approve Minutes from June 18, 2022.

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: absent	Eddie Castro: susp	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: absent	

MOTION PASSED

New Business

Bill will look into the Deed Back

Motion by Bill (2nd by Jim) to have Jeff Dembiak be a check signer

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: absent	Eddie Castro: susp	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: absent	

MOTION PASSED

Motion by Bill (2nd by Jim) to investigate options of dump site for rock, dirt, and prices for removing such material

Rick Resnick:	Floyd Lee: YES	J. Paddock: YES	Jackie Gianni: YES
Pat Larson: absent	Eddie Castro: susp	Jeff Dembiak: YES	Joe Jala: YES
S. Tarquini: YES	Bill Sarro: YES	Bernice Jala: absent	

MOTION PASSED

Motion by Steve (2nd by Bill) to close meeting at 12:21 pm

Motion passes 7-0.

Wild Acres POA Balance Sheet as of 5/31/2022

ASSETS

10001-000	PETTY CASH FRONT DESK.....	\$484.00
10007-000	CONCESSION BANK P1.....	110.00
10008-000	P2 CONCESSION BANK.....	180.00
10600-000	WELLS FARGO BANK OPERATING.....	18,027.60
10601-000	WELLS FARGO ESCROW ACCT.....	80,882.36
10651-000	NBT BANK OPERATIING.....	39,660.14
10710-000	DIME BANK PAYROLL ACCOUNT.....	318.38
10740-000	DIME BANK BUILDERS ACCOUNT.....	7,000.00
10750-000	DIME BANK OPERATING ACCOUNT.....	1,554,311.83
10760-000	DIME BANK OPERATING CDARS #1.....	316,142.61
10763-000	DIME BANK CDARS-BLDRS ACCT.....	10,477.18
11000-000	ACCOUNTS RECEIVABLE.....	3,102,337.10
11001-000	RESERVE FOR UNCOLLECTABLE.....	(3,102,337.10)
	TOTAL ASSETS.....	\$2,027,594.10

LIABILITIES & EQUITY

CURRENT LIABILITIES

20600-000	REFUNDABLE DEPOSITS.....	\$551.50
20720-000	ESCROW RENTAL DEPOSITS.....	80,716.17
20800-000	SALES TAX PAYABLE.....	(6.75)
28005-000	CAPITAL TRANSFER FEES.....	9,565.00
28010-000	DAM ASSESSMENTS.....	311,597.39
29000-000	PREPAID OWNER ASSESSMENTS.....	20,123.88
29008-000	DEFERRED REVENUE REC RAFFLE.....	10,254.47
	Subtotal Current Liab.....	\$432,801.66

RESERVES

Subtotal Reserves..... \$0.00

EQUITY

39000-000	Retained Earnings.....	\$319,150.68
39001-000	UNRESERVED FUND BALANCE.....	67,359.30
39002-000	SURPLUS TRANSFER.....	(386,512.00)
	Current Year Net Income/(Loss).....	1,186,665.28
	Subtotal Equity.....	\$1,186,663.26
	TOTAL LIABILITIES & EQUITY.....	\$1,619,464.92

Wild Acres POA Balance Sheet as of 6/30/2022

ASSETS

10001-000	PETTY CASH FRONT DESK.....	\$484.00
10007-000	CONCESSION BANK P1.....	220.00
10008-000	P2 CONCESSION BANK.....	360.00
10600-000	WELLS FARGO BANK OPERATING.....	18,027.60
10601-000	WELLS FARGO ESCROW ACCT.....	81,382.36
10651-000	NBT BANK OPERATIING.....	39,660.14
10710-000	DIME BANK PAYROLL ACCOUNT.....	30,997.09
10740-000	DIME BANK BUILDERS ACCOUNT.....	9,000.00
10750-000	DIME BANK OPERATING ACCOUNT.....	225,271.15
10760-000	DIME BANK OPERATING CDARS #1.....	1,172,142.61
10762-000	IME BANK CDARS #2.....	227,208.00
10763-000	DIME BANK CDARS-BLDRS ACCT.....	10,477.18
11000-000	ACCOUNTS RECEIVABLE.....	3,102,337.10
11001-000	RESERVE FOR UNCOLLECTABLE.....	(3,102,337.10)
	TOTAL ASSETS.....	\$1,815,230.13

LIABILITIES & EQUITY

CURRENT LIABILITIES

20600-000	REFUNDABLE DEPOSITS.....	\$551.50
20720-000	ESCROW RENTAL DEPOSITS.....	81,216.17
20800-000	SALES TAX PAYABLE.....	(6.75)
28005-000	CAPITAL TRANSFER FEES.....	6,705.00
28010-000	DAM ASSESSMENTS.....	35,074.81
29000-000	PREPAID OWNER ASSESSMENTS.....	21,467.74
29008-000	DEFERRED REVENUE REC RAFFLE.....	10,254.47
	Subtotal Current Liab.....	\$155,262.94

RESERVES

Subtotal Reserves..... 0.00

EQUITY

39000-000	Retained Earnings.....	\$319,150.68
39001-000	UNRESERVED FUND BALANCE.....	67,359.30
39002-000	SURPLUS TRANSFER.....	(386,512.00)
	Current Year Net Income/(Loss).....	1,251,370.53
	Subtotal Equity.....	\$1,251,368.51
	TOTAL LIABILITIES & EQUITY.....	\$1,406,631.45

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