



# WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 39 No. 4

July/August 2023

## 2023 Annual Election Results

**JUNE 10, 2023, Annual Meeting**—There were 20 candidates on the ballot vying for nine vacant seats on the Board of Directors. Seven candidates were incumbent members.

### Elected Board Members:

Stephen Rose .....	<i>Incumbent</i> .....	273 votes
Christopher Koch .....	<i>Incumbent</i> .....	250 votes
Joseph Jala .....	<i>Incumbent</i> .....	245 votes
Steven Demmo .....	<i>Incumbent</i> .....	243 votes
Steve Tarquini .....	<i>Incumbent</i> .....	237 votes
Teresa Tarquini .....	<i>Incumbent</i> .....	224 votes
Rich Bailo .....		211 votes
Elaine Farkas .....	<i>Incumbent</i> .....	202 votes
Susanna Dubinskaya .....		186 votes

## Director of Operations Released

On May 1, 2023 we released our Director of Operations (DOO), John Sivick. The board felt we needed to take our community in a different direction. We thank him for his time spent here.

The Board of Directors engaged a search committee immediately following the removal of John and will be interviewing applicants.

In the interim, Jacqueline Giannini, our current office manager, has taken over the position to keep the association moving forward. Jackie was our interim DOO back in July of 2022 and held the position for approximately one month, then held the office manager position for about nine months until taking over as the interim DOO again on May 1, 2023.

Jackie knows where our projects stand and how the office runs making her a great fit until the search committee completes their search for a new DOO.

Please continue to support all our staff during this transitional period. We truly have the community's best interest at heart and we are working towards creating a beautiful environment for everyone to enjoy.



**TREE DEDICATION** - A blue spruce was planted in Memorial Park and dedicated to Bernice Jala during the Memorial Day Ceremony/Picnic. See page 4 inside...

## Meet the Candidates Event

On May 6th we held our "Meet the Candidates" event at the township building; it was well organized by Bill Fells. Candidates each spoke about themselves followed by a question-and-answer segment. Big shout out to all the volunteers who brought food and helped clean up after.

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# Public Safety Statistics

## FEBRUARY 2023

Incident	Warnings	Citations	Total
Animal Complaint	2	0	5
Alarm: Car/House	0	0	0
Co2 Alarm	0	0	1
ATV/Dirtbike Issue	0	0	1
Tresspass/Vandalism	0	0	3
Construction Issue	0	0	0
Dispute/Domestic	0	0	8
DUI	0	0	0
Eluding Public Safety	0	0	0
Failure to Comply	0	0	0
Destruction of Property	0	2	4
Gate Issue	0	0	0
Gunshots	0	0	0
Illegal Burning	0	0	0
Illegal Dumping	1	0	1
Illegal Rental	0	0	0
Medical	0	0	4
Noise Complaint	0	0	0
Obsenities toward staff	0	0	0
Fire	0	0	2
Officer Assist PSP	0	0	4
Officer Assist Resident	0	0	4
Parking Violation	0	0	0
Property Check	0	0	0
Property Theft	0	0	0
Suspicious Activity	0	1	2
Person/Vehicle Accident	0	0	3
Traffic Violation	14	1	18
Tree Issue	0	0	1
Vehicle Not Registered	0	0	0
Welfare/Wellness Check	0	0	6
Speeding	0	1	1
Illegal Pool	0	0	0

Misc	0	0	7
<b>Total</b>	<b>14</b>	<b>5</b>	<b>75</b>

## MARCH 2023

Incident	Warnings	Citations	Total
Animal Complaint	2	0	6
Alarm: Car/House	0	0	0
Bus Stop Rule Violation	0	0	2
Tresspass/Vandalism	0	1	2
Construction Issue	0	0	0
Dispute/Domestic	0	0	10
DUI	0	0	0
Eluding Public Safety	0	0	0
Failure to Comply	0	0	0
Garbage / Garbage Cans	0	0	1
Gate Issue	0	1	2
Gunshots	0	0	0
Illegal Burning	0	0	0
Illegal Dumping	0	0	1
Illegal Rental	0	0	0
Medical	0	0	16
Noise Complaint	0	0	1
Obsenities toward staff	0	2	2
DOA	0	0	1
Officer Assist Resident	0	0	6
Parking Violation	1	1	2
Property Check	0	0	5
Property Theft	0	0	0
Suspicious Activity	0	0	3
Person/Vehicle Accident	0	0	0
Traffic Violation	8	2	10
Tree Issue	0	0	1
Welfare/Wellness Check	0	0	7
Speeding	3	0	3
Disordely Conduct	0	0	3
Misc	0	0	3
<b>Total</b>	<b>14</b>	<b>7</b>	<b>85</b>



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# Changes to the Rules and Regulations of WALPOA

(Approved 5/20/23)

## Article I - Definitions No. 5 - Renter/Tenant

- From:** Any person who takes occupancy of any residence within the community to the exclusion of the owners thereof for a period of thirty (30) Days or more.
- To:** Any person who takes occupancy of any residence within the community, to the exclusion of the owners thereof, and pays rent or other fee for the occupancy of same.

## Article XII - No. 7 - Rental of Property

- From:** Owners or tenants are responsible to pay a Renter's Bond of \$500.00 for security. This sum is kept in escrow and will not draw interest. Any fines or assessments imposed on the renter will be paid out of this bond. The bond must be replenished within Ten (10) days. Owners are required to pay an additional \$365.00 in dues each year for administrative fees and processing.
- To:** Owners or tenants are responsible to pay a Renter's bond of \$1,000 for security. This sum is kept in escrow and will not draw interest. Any fines or assessments imposed on the renter will be paid out of this bond. The bond must be replenished within Ten (10) days. Owners are required to pay an additional \$500.00 in dues each year for administrative fees and processing.

## Article XII - No. 8 - Rental of Property

- From:** No rentals less than thirty (30) days consecutive are permitted in the Community. See "schedule of Fines and Assessments. \$1,000 for the first violation, \$1,500 for the second violation and \$3,000 for the third violation. No warnings!
- To:** No rentals shorter than 60 days from 5/15-9/15 of any calendar year and 90 days from 9/16-5/14 unless due to an emergency housing situation which will require DOO approval (see fine schedule).

## Article VI - No. 1 - Use of Firearms

- From:** No hunting or discharge of firearms or any other type of device capable of propelling a projectile of any kind be permitted within the boundaries of Wild Acres.
- To:** No hunting or discharging of firearms within the boundaries of Wild Acres.

(Approved 4/15/23)

## Article VI - Use of Firearms

**Remove 2:** Carrying, or traveling in a motor vehicle with a loaded firearm (pistol, rifle, shotgun, flintlock, air gun, BB gun, bow and arrow or other type of device capable of propelling a projectile of any kind) within Wild Acres is prohibited.

**Remove 3:** Walking on any road or common area of the community with any firearm, bow and arrow or other type of device capable of propelling a projectile of any kind is prohibited.

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## Community Corner

### Happy Birthday!

JULY 3	Tito Bonzo	AUG 1	Dylan Eamonn Tracy
JULY 3	Jonell DiPillo	AUG 1	Joe Jala - <i>89th birthday</i>
JULY 4	Pam Gregory	AUG 2	Joan Carillo
JULY 8	Caitlyn Trabuco	AUG 7	Joe Cassimore
JULY 9	Carole Ernstrom	AUG 8	Joe Luna III
JULY 10	Carl Will	AUG 12	Larry Lieitra
JULY 12	Jamie Montague	AUG 13	Anthony Marsilia
JULY 17	Jessica Dorner	AUG 17	Melissa Opalka
JULY 19	Erin Cielinski	AUG 17	Ian DiPillo
JULY 20	Trevor Luna	AUG 18	Jameson Diechkoff
JULY 21	Jonathan Vodges	AUG 18	Joe Luna
JULY 22	Jonathan Opalka	AUG 20	Dena Salotti
JULY 22	Aubrey DiPillo	AUG 25	Joan D. Farkas
	<i>1st birthday for Aubrey!</i>	AUG 27	Phillip Fulgieri
JULY 23	Paul Weinzierl		
JULY 27	Vanessa Evers		
JULY 28	Felix Rey		
JULY 29	Dave Giannini		
JULY 30	Bob Salotti		
JULY 30	Jeff Nemeth		
JULY 31	Steven Segall		

### Happy Anniversary

JULY 17	Joe & Linny Luna
JULY 28	Paul & Robin Weinzierl

*Send your birthday and anniversary dates to:  
officemanager@wildacreslakes.org*

**WILD ACRES**  
*World*

The official publication of the Wild Acres Lakes Property Owners Association

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 EDWARD P. ANDERSON, CPA

To Management and the Board of Directors  
 Wild Acres Lakes Property and Homeowner's Association, Inc.  
 RR 1 Box 500  
 Dingmans Ferry, PA 18328

The following schedule lists the votes reflected on the ballots received for the 2023 Annual Board of Directors Election:

	Mail-in Votes	In-Person Votes	Total Votes
A. Joseph Jala	219	26	245
B. Christopher Koch	223	27	250
C. Lora Polosina	149	14	163
D. Aleksandra Greene	131	11	142
E. Rich Bailo	186	25	211
F. Elaine Farkas	184	18	202
G. Susanna Dubinskaya	171	15	186
H. Vadim Knyazev	135	11	146
I. Dimitri Vassiliev	71	2	73
J. Micheline (Micki) Dolan	169	14	183
K. Edward Castro	156	15	171
L. Ilya Kivenson	140	18	158
M. Stephen Rose	241	32	273
N. Nicholas Marzigliano	143	15	158
O. Steven Demmo	216	27	243
P. Steve Tarquini	214	23	237
Q. Teresa Tarquini	198	26	224
R. William Ferguson	112	8	120
S. Justin Stangl	116	16	132
T. Sergery Arinovich	108	10	118

Thank you for the opportunity to provide this service, and we look forward to working with you in the future.

Sincerely,  
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William Owens and Company  
 Certified Public Accountants

# Memorial Day Ceremony

We had our Memorial Day ceremony and picnic on Saturday, May 27. Over 130 people came out to remember our fallen. Our speakers gave very emotional speeches of memories of their loved ones. DJ Tito played a meele of Patriotic songs and the Delaware Childrens Choir sang and preformed songs saluting all our military.

There was a beautiful tree dedicated to Bernice Jala for all the time she has devoted to our community over the years. This tree was planted in Memorial Park in her honor and will become our new Christmas tree for our future tree lighting ceremonies.

We had so much fun with a Tug of war (moms vs kids - the moms put up a good fight, but were defeated by the kids!), potato sack races, and relay games.



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from Bernice Jala

*My heartfelt thank you to Ed Banz, Terasa & Steve Tarquini, Lynn Blair and to everyone who helped make this day so very, very special.*

*I cannot express how much I appreciate the beautiful Blue Spruce Evergreen Tree that was planted in my honor and the kind words of praise.*

*I will never ever forget that wonderful day!*



# Earth Day

For our Earth Day Event, we made butterfly seed balls and had a group cleaning up the front of the community - it went very well! We had oranges, granola bars, juice, and water available to munch on during the event.

Those who volunteered were geared up and ready to go! They collected all types of trash - from tires, clothes, bumpers, and lots of leaves and branches.

Afterwards we celebrated with hot dogs donated by the Tarquini's and bottled water donated by Ed Castro. Thank you again to everyone!



## UPCOMING EVENTS

- July 1** 3rd Annual Carnival - 2pm to 6pm at Pool 2 [see below]
- July 8** Dog Show - 9:30am; pick up registration form in office.
- July 22** Luau - 6:00pm
- Aug 16** Adult Swim & Pot Luck - 5:00pm
- Aug 19** PCCD: Pollinators and the Effects of Habitat Fragmentation 10:00am; must register with office.
- Aug 26** Farmers Market and Vendor Fair - Time TBD
- Sept 2** End of the year Party - Time TBD

**Swimming Lessons** - Tuesdays and Thursdays from 6pm to 7pm at Pool 1. Sign up at the Admin office.

**Aquasize** - Monday, Tuesday, Thursday, Friday, Saturday - 9am to 10am at Pool 1. No sign up necessary. 23/24 Badges required.

## 3rd Annual Wild Acres Carnival

**Saturday, July 1**  
2pm to 6pm @ Pool 2

**RIDES, GAMES, FOOD, PRIZES  
MAGICIAN, and a DJ!**

Pool 2 will be closed for this event

### MARLUCAS is Here!

*Now serving at our concession stands.*  
Phone in orders to Pool 2 concession for pick up or enjoy pool side! Limited menu available at Pool 1 concession. Hours vary; it's best to call directly with any questions: **570-664-3731**.



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# Board of Directors Meeting Minutes

## Special Meeting - March 4, 2023 *Delaware Township Municipal Building*

Meeting is called to order: 12:07am  
 Present: Steve Tarquini, Floyd Lee, Jim Paddock, Terasa Tarquini, William Sarro (via Phone), Jeff Dembiak, Stephen Rose, Chris Koch (via phone), Elaine Farkas (via phone)  
 Absent: Joe Jala

### Discussion - Committee Meeting Procedure:

- 15 Minute grace period from set meeting time to sign in
- Name and Badge must be presented
- Notice of agenda prior to meeting
- At Chair's discretion, add new agenda items after all agenda items have been discussed
- Zoom - listening in purposes only (no voting)
- Verify members in good standing
- Board Chair runs Zoom (video conferencing) only
- Advanced notice of 5-7 days given of all scheduled meetings

Motion Steve Demmo (2<sup>nd</sup> Stephen Rose) to make Zoom option available immediately for all meetings.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: ABS	Joe Jala: absent
T. Tarquini: YES	Bill Sarro: absent	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: NO	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

### New Counsel - Tabled

#### Public Safety:

(2) FT PS Officers currently on staff  
 Job posting is on Indeed.com requiring Act 235

Motion by Terasa Tarquini (2<sup>nd</sup> Jeff Dembiak) to allow the D.O.O. to hire Public Safety personnel that do not have Act 235

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: absent
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Jeff Dembiak (2<sup>nd</sup> by Terasa Tarquini) to close Special meeting

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: absent
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

## March 18, 2023 *Delaware Township Municipal Building*

Meeting called to order by COB at 10:15am  
 Present: Steve Tarquini, Terasa Tarquini, Elaine Farkas (via phone), Joe Jala, Steve Demmo, Stephen Rose, Chris Koch, James Paddock, Jeff Dembiak, Floyd Lee (via Zoom), Bill Sarro

Motion Chris Koch (2<sup>nd</sup> Floyd Lee) to accept open BOD meeting minutes from 02/18/23.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: ABS
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion Floyd Lee (2<sup>nd</sup> Terasa Tarquini) to accept minutes from 3/4/23 Special meeting with corrections

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: ABS
T. Tarquini: YES	Bill Sarro: ABS	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

### DOO Report

#### Public Safety Report

#### Recreation Report

#### Treasurer's Report

Budget and Finance Committee will meet 3/21/23 at 6 pm

Motion by Floyd Lee (2<sup>nd</sup> by James Paddock) to accept Treasurer's Report.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Public Safety - will meet this week

Recreation - Held 1st meeting of 2023, mins will be accepted at next meeting

Capital Improvement/Maintenance - Mins read

Bylaws - Mtg set 3/23 at 6 pm

Communications - Mtg set 3/29 at 6pm

Beautification - Held 1<sup>st</sup> meeting of the year, mins will be accepted at next meeting

Rules and Reg - no update

Clubhouse Ad-Hoc - \*Request to do a CH info session at CH

Opening of bids

Motion by Chris Koch (2<sup>nd</sup> Terasa Tarquini) to table Lake bids pending further review

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion Chris Koch (2<sup>nd</sup> Terasa Tarquini) to table Tennis courts bids pending further review.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion Chris Koch (2<sup>nd</sup> Terasa Tarquini) table pool 2 resurfacing bids pending further review.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion Chris Koch (2<sup>nd</sup> Terasa Tarquini) table road paving bid pending further review.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Changes to Rules and Regulations: (A) read by Chairman of the Board

Motion Stephen Demmo (2<sup>nd</sup> Jeff Dembiak) to table Rules and Regulations changes (A).

No vote - MOTION WITHDRAWN

Motion Floyd Lee (2<sup>nd</sup> Stephen Rose) to table 2<sup>nd</sup> readings pending committee re-wording.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion Floyd Lee (2<sup>nd</sup> Stephen Demmo) remove #2 and #3 from Article VI, Use of Firearms.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: NO	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: NO	

MOTION PASSED



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# Board of Directors Meeting Minutes

**March 18, 2023 cont.**

Motion Terasa Tarquini (2<sup>nd</sup> Chris Koch) to send proposed changes to Rules and Regulations back to the committee for proper wording to include current rule wording.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Unfinished Business Discussion

New Business Discussion

Motion by Floyd Lee (2<sup>nd</sup> by Chris Koch) to not settle on account 010918-A.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Terasa Tarquini (2<sup>nd</sup> by Floyd Lee) to allow the Election Committee to host a Meet the Candidates event on 5/6/23.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Q&A/Discussion

Motion by Terasa Tarquini (2<sup>nd</sup> by Chris Koch) to close meeting at 1:28 pm.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

## April 15, 2023 Delaware Township Municipal Building

Meeting called to order by COB at 10:11am. Pledge of allegiance .

Present: Steve Tarquini, Terasa Tarquini, Elaine Farkas, Joe Jala, Steve Demmo, Stephen Rose, Chris Koch, James Paddock, Floyd Lee (via Zoom), Bill Sarro

Absent: Jeff Dembiak

Motion by Floyd Lee (2<sup>nd</sup> by Joe Jala) to accept open BOD meeting minutes from 03/18/23.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: ABS	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Open BOD seats - none

**DOO Report** - Pools being drained and prepared, met with conservation, update on boat launch area, Tennis court update, USDA regarding Geese addling, Clubhouse engineer came in to gather additional survey data, Dues are continuing to be collected, PA American Water to repair sections Lilac Ct/Spring Dr/South Ct, Core drilling at Fawn Lake update.

**Public Safety Report**

**Recreation Report**

**Treasurers Report**

Motion by Jim Paddock (2<sup>nd</sup> by Floyd Lee) to accept the Treasurers Report.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

**Committee Reports**

Budget & Finance

Public Safety - Request looking into pay increases

Recreation - need to meet again to approve minutes - scheduled

Capital Improvement

Environmental/Architectural

Bylaws

Communications - need to meet again to approve minutes

Beautification - April 19<sup>th</sup>

Rules & Regulations

Ad Hoc Clubhouse - Meeting date to be set

Ad Hoc Brainstorm - No meeting

**Awarding of Contracts/Bids**

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# Board of Directors Meeting Minutes

## April 15, 2023 cont.

Motion by Floyd Lee (2<sup>nd</sup> by Stephen Demmo) to waive the three-bid requirement for the "Lake treatment" Capital project.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: absent	Steve Rose: ABS
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion Stephen Demmo (2<sup>nd</sup> Chris Kock) accept AquaLink Bid #8311; amount = \$28,025.00

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: absent	Steve Rose: NO
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion Jim Paddock (2<sup>nd</sup> Floyd Lee) to waive the 3-bid requirement for the "Road Paving" capital project.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: absent	Steve Rose: ABS
Chris Koch: YES	S. Demmo: ABS	Elaine Farkas: YES	

MOTION PASSED

Motion by Terasa Tarquini (2<sup>nd</sup> by Chris Koch) to accept Eclipse Asphalt Protection Bid #3596 in the amount of \$34,384.40 for resurfacing of Terri Ct, Gloria Ct. and Doe Dr.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: ABS	Elaine Farkas: YES	

MOTION PASSED

Motion by Floyd Lee (2<sup>nd</sup> by Chris Koch) to waive the three-bid requirement for the "Resurfacing Pool 2" capital project.

S. Tarquini:	Floyd Lee: NO	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: ABS	Jeff Dembiak: absent	Steve Rose: ABS
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Chris Koch (2<sup>nd</sup> by Elaine Farkas) to accept Strand Pool Bid #2581 in the amount of \$93,815.00 for Pool #2 Resurfacing project.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: ABS	Joe Jala: YES
T. Tarquini: ABS	Bill Sarro: YES	Jeff Dembiak: absent	Steve Rose: NO
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS	

MOTION FAILED

Motion Terasa Tarquini (2<sup>nd</sup> Stephen Rose) approve the overage for Pool #2 resurface in the amount of \$8,815.00.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS	

MOTION PASSED

Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to waive the three-bid requirement for the Pool #2 Tennis Court Resurfacing.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: ABS	Joe Jala: YES
T. Tarquini: NO	Bill Sarro: ABS	Jeff Dembiak: absent	Steve Rose: NO
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: NO	

MOTION PASSED

Motion by Floyd Lee (2<sup>nd</sup> by Jim Paddock) to add to June ballot a vote for an additional \$65,000 for the Tennis Court project pending financial availability.

S. Tarquini:	Floyd Lee: NO	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: ABS	Elaine Farkas: NO	

MOTION PASSED

### First Reading of Proposed changes to Rules & Regulations or policies on second reading.

#### Motion to change Rules and Regulations Article XII No. 8 Rental of Property:

**From:** No rentals less than thirty (30) days consecutive are permitted in the Community. See "schedule of Fines and Assessments. \$1,000 for the first violation. No Warnings!

**To:** No rentals shorter than 60 days from 5/15-9/15 of any calendar year and 90 days from 9/16-5/14 unless due to an emergency housing situation which will require DOO approval

#### Motion to change Rules and Regulations Article I Definitions:

**From:** Any person who takes occupancy of any residence within the community to the exclusion of the owners

#### Motion by to change Rules and Regulations Article XII No. 7 Rental of Property:

**From:** Owners or tenants are responsible to pay a Renter's Bond of \$500 for security - kept in escrow and will not draw interest. Any fines or assessments imposed on the renter will be paid out of this bond. The bond must be replenished within Ten (10) days. Owners are required to pay an additional \$365 in dues each year for administrative fees and processing.

**To:** Owners or tenants are responsible to pay a Renter's bond of \$1,000 for security. This sum is kept in escrow and will not draw interest. Any fines or assessments imposed on the renter will be paid out of this bond. The bond must be replenished within Ten (10) days. Owners are required to pay an additional \$500 in dues each year for administrative fees and processing.

#### Motion to change Rules and Regulations Article XII No. 8 Rental of Property:

**From:** No rentals less than 30 days consecutive. See Schedule of Fines and Assessments: \$1,000 for first violation, \$1,500 for second violation, \$3,000 for third violation. No warnings!

**To:** No rentals shorter than 60 days from 5/15-9/15 and 90 days from 9/16-5/14 unless due to an emergency housing situation which will require DOO approval (see fine schedule)

#### Motion to change Rules and Regulations Article VI No. 1 Use of Firearms

**From:** No hunting or discharge of firearms or any other type of device capable of propelling a projectile of any kind be permitted within the boundaries of Wild Acres.

**To:** No hunting or discharging of firearms within the boundaries of Wild Acres.

Motion by Stephen Rose (2<sup>nd</sup> by Stephen Demmo) to approve 2<sup>nd</sup> Quarter financial comp.

S. Tarquini:	Floyd Lee: NO	Jim Paddock: YES	Joe Jala: ABS
T. Tarquini: YES	Bill Sarro: ABS	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

#### Motion to remove #2 and #3 from Article VI Use of Firearms

**Remove 2:** Carrying, or traveling in a motor vehicle with a loaded firearm (pistol, rifle, shotgun, flintlock, air gun, BB gun, bow and arrow or other type of device capable of propelling a projectile of any kind) within Wild Acres is prohibited.

**Remove 3:** Walking on any road or common area of the community with any firearm, bow and arrow or other type of device capable of propelling a projectile of any kind is prohibited.

Motion by Stephen Demmo (2<sup>nd</sup> by Terasa Tarquini) to remove #2 and #3 from Article VI Use of Firearms from Rules and Regulations after second reading.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: NO	

MOTION PASSED

#### Membership Q&A:

- Public Safety Emergency calls
- Road resurfacing
- Request for creation of an CH informational binder in the Administration office
- Election Committee seeking volunteers for June Membership Meeting (June 2 @ 4:30pm)
- AppFolio - Data breach insurance
- Dog park cleanup - possibility of maintenance delivering mulch from wood chipper for volunteers to spread in dog park area
- Bank transfer process
- Public Safety Policy regarding complaints of excessive ticketing, etc.
- Clubhouse safety
- Public Safety Vehicles have been inspected
- DOO qualifications to be posted in Wild Acres World newspaper

Motion by Floyd Lee (2<sup>nd</sup> by Terasa Tarquini) to close the open meeting at 1:31 pm.

S. Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
T. Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

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## Wild Acres POA Balance Sheet as of 3/31/2023

### ASSETS

Wells Fargo Bank Operating.....	18,038.30
Wells Fargo Escrow Acct .....	81,882.36
Nbt Bank Operatiing.....	39,676.63
Dime Bank Payroll Account.....	21,914.51
Dime Bank Builders Account.....	3,000.00
Dime Bank Operating Account.....	312,363.74
Dime Bank Operating Cdars #1.....	650,630.69
Dime Bank Cdars-Bldrs Acct.....	16,508.57
Petty Cash Front Desk .....	484.00
Concession Bank P1.....	185.50
P2 Concession Bank.....	232.60
Accounts Receivable .....	3,102,337.10
Reserve For Uncollectable .....	(3,102,337.10)
<b>TOTAL ASSETS.....</b>	<b>1,144,916.90</b>

### LIABILITIES & CAPITAL

Liabilities .....	
Accrued Expenses .....	58,456.60
Misc W/H .....	8.01
Refundable Deposits .....	551.50
Escrow Rental Deposits.....	80,716.17
Sales Tax Payable.....	(6.75)
Prepaid Owner Assessments .....	237,820.56
Clearing Account .....	8,180.26
Capital Transfer Fees .....	24,450.00
Dam Assessments .....	12,388.80
Deferred Revenue Rec Raffle .....	330.40
DNU (CIF) .....	5,820.00
<b>Total Liabilities.....</b>	<b>428,715.55</b>
Capital .....	
Retained Earnings.....	689,147.39
Unreserved Fund Balance .....	67,359.30
Surplus Transfer.....	(386,512.00)
Appfolio Opening Balance Equity .....	42,032.78
Calculated Retained Earnings .....	304,173.88
<b>Total Capital.....</b>	<b>716,201.35</b>
<b>TOTAL LIABILITIES &amp; CAPITAL .....</b>	<b>1,144,916.90</b>

## Wild Acres POA Balance Sheet as of 4/30/2023

### ASSETS

Wells Fargo Bank Operating.....	18,040.53
Wells Fargo Escrow Acct .....	81,882.36
Nbt Bank Operatiing.....	39,678.26
Dime Bank Payroll Account.....	21,606.24
Dime Bank Builders Account.....	3,000.00
Dime Bank Operating Account.....	236,453.02
Dime Bank Operating Cdars #1.....	820,630.69
Dime Bank Cdars-Bldrs Acct.....	16,508.57
Petty Cash Front Desk .....	484.00
Concession Bank P1.....	185.50
P2 Concession Bank.....	232.60
Accounts Receivable .....	3,102,337.10
Reserve For Uncollectable .....	(3,102,337.10)
<b>TOTAL ASSETS.....</b>	<b>1,238,701.77</b>

### LIABILITIES & CAPITAL

Liabilities .....	
Accrued Expenses .....	58,456.60
Misc W/H .....	8.01
Refundable Deposits .....	551.50
Escrow Rental Deposits.....	81,216.17
Sales Tax Payable.....	(6.75)
Prepaid Owner Assessments .....	736,565.44
Clearing Account .....	8,180.26
Due To/From Capital Fund .....	(367,698.00)
Capital Transfer Fees .....	24,450.00
Dam Assessments .....	26,953.31
Deferred Revenue Rec Raffle .....	330.40
DNU (CIF) .....	12,760.00
<b>Total Liabilities.....</b>	<b>581,766.94</b>
Capital .....	
Retained Earnings.....	689,147.39
Unreserved Fund Balance .....	67,359.30
Surplus Transfer.....	(386,512.00)
Appfolio Opening Balance Equity .....	42,032.78
Calculated Retained Earnings .....	244,907.36
<b>Total Capital.....</b>	<b>656,934.83</b>
<b>TOTAL LIABILITIES &amp; CAPITAL .....</b>	<b>1,238,701.77</b>

## Addressing the special concerns of the Wild Acres Community

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