



WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 39 No. 5

September/October 2023



**IN HONOR
AND REMEMBRANCE**

9/11 CEREMONY

This year marks the 22nd 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.

MONDAY, SEPTEMBER 11, 2023

6:00pm at the Gazebo by the 9/11 Monument

Community Clean Up Day

SUNDAY, SEPTEMBER 10, 2023

11am to 5pm - See page 3 for details...

General Membership Meeting

Wild Acres Lakes

Property & Homeowners Association

October 7, 2023

Saturday 11:00am

Delaware Township Bldg.

116 Wilson Hill Road

Dingmans Ferry, PA 18328

> 2023/2024 Badges are required <

PROPOSED CAPITAL EXPENDITURES

Members in good standing will vote YES or NO on the Proposed Capital Expenditures outlined on page 4 in this issue.

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2023 PMSSL CHAMPIONSHIPS



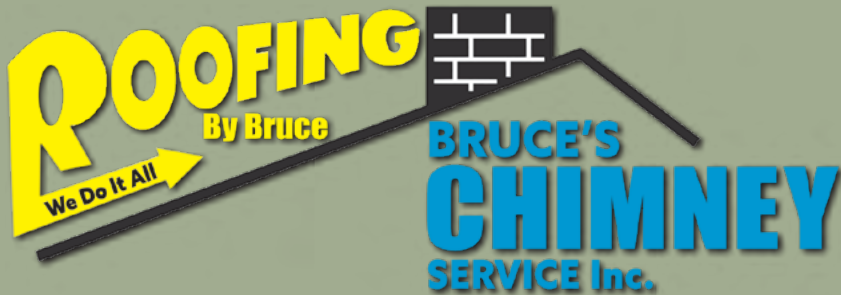
Congratulations to our Wild Cats team! They took second place in the PMSSL Division A Championship. Magnificent pictures were captured by our very own Ed with Zorz Studios.



Check out more photos online by Ed

Link: <https://zorzstudios.com/.../gallery/pmssl-championship-2023>

Password: pmsslchamps23



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Swim Lessons

We want to thank our top-notch team of lifeguards for the great job they did with swimming lessons this year. Not only did the kids have fun but they learned at the same time.



UPCOMING EVENTS

- SEPT 2** 60's End of the Year Party / 6:00 pm
- SEPT 10** Clean Up Day / 11am-5pm / Maintenance Yard
- SEPT 11** 911 Ceremony / 11:00 am / Gazebo
- OCT 21** Trunk or Treat / Bus Stop Parking Lot / Time TBA

SEPTEMBER 10, 2023 - 11am to 5pm

Community Clean Up Day

\$5 for a Car/Crossover
\$10 for a SUV/Truck

- Bring your BULK items - one (1) load per household. **NO TRAILERS ALLOWED**
- Clean up your property; improve the aesthetics of our beautiful community.
- Please do not bring items from outside of the community.
- Payment can be made at the time of dumping with a CHECK ONLY - or pay with any form of payment ahead of time.

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School Bus Stop Safety

SCHOOL IS BACK IN SESSION!



We will have a bus stop monitor during both the morning and afternoon bus routes. Please be sure to follow ALL instructions you are given to ensure the safety of the children.

- 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.

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ALL MAJOR CREDIT CARDS ACCEPTED

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 7, 2023, at 11:00am, at the Delaware Township Building.

Funds for the items below would come out of undesignated capital funds.

MAIL-IN BALLOT

2023 Capital Budget – October 7, 2023

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, October 4, 2023.

YOU MAY ONLY VOTE ONE WAY [BY MAIL OR IN PERSON]

Any deviations from the above instructions will void this ballot.



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Animals and Other Blockages Removed

1. To add an additional \$50K from the Capital Undesignated fund to the Capital Reserve Fund.

Per the bylaws: "C) CAPITAL EXPENSE BUDGET (iv) Each year the Capital Expense budget must include additional capital reserve funds supported by a capital reserve study for future replacement of existing facilities as well as amenities."

YES NO

2. Remarket the 2012 Ford Escape for those interested.

We would be accepting offers, if approved, to anyone interested in purchasing this vehicle.

YES NO

3. To allocate an additional \$35K to the Pool 2 Resurfacing project.

We had put this project out to bid and unfortunately the bids we received were over budget. This is left us short We may also want to replace lights, if needed, within the pool during this time.

YES NO

4. To purchase a Ford 450 Mason Dump Truck, Vbox spreader, Plow mount kit, and any other necessary essentials needed. Purchase not to exceed \$100k with proper bidding process followed.

The maintenance department has vehicles that are older and becoming less reliable. Adding a vehicle this year will prevent any issues going forward. We will need this plow truck for winter! It is important to start rebuilding our maintenance fleet now, before we lose the use of a vehicle.

YES NO

5. Approve the Clubhouse project with a cost not to exceed \$3,000,000.

The administration received estimates on rebuilding the clubhouse. The capital improvement/maintenance committee feels the project will cost roughly 3 million dollars based on these estimates. We would first like the community to approve the cost of replacement, and then the committee/s will present financing options to the community for approval. The architects are hoping to put the project out to bid in spring.

YES NO

6. To add an additional \$100,000 to the new clubhouse funds.

The clubhouse is an amenity and cannot be abandoned per our bylaws. This money could be used for engineering or architectural costs, and/or to add to the downpayment fund. Right now, we have approximately \$325,000 in new clubhouse funds and about \$35,000 more in the architectural line item. Adding additional funds will help lower future financing of the project.

YES NO

7. Combine 3 current capital projects on Schedule 7 on the auditors report from previous years into one, creating the "clubhouse project" name (clubhouse down payment, clubhouse repair and indoor pool bathroom/sauna).

YES NO

Please remember that these funds are currently available and cannot be used to offset operating budget expenses. Voting YES on these items will help keep Wild Acres an attractive, welcoming community. Voting NO will leave these funds in the capital account and cannot be used until next October when you will have the opportunity to vote again.

Public Safety Statistics

MAY 2023

Incident	Warnings	Citations	Total
Animal Complaint.....	0	0	1
Alarm: Car/House.....	0	0	2
Livestock.....	0	1	1
Break In/Burglary.....	0	0	4
Bus Stop Rule Violation.....	0	1	1
Tresspass/Vandalism.....	0	0	2
Disorderly Conduct.....	0	1	1
Dispute/Domestic.....	0	2	12
Failure to Comply.....	0	5	5
Destruction of Property.....	0	0	1
Gunshots.....	0	0	1
Illegal Burning.....	1	2	3
Illegal Dumping.....	0	0	1
Illegal Rental.....	0	0	3
Medical.....	0	0	18
Noise Complaint.....	1	0	6
Obsenities toward staff.....	0	4	2
Officer Assist PSP.....	0	0	2
Officer Assist Resident.....	0	0	1
Parking Violation.....	1	1	3
Property Theft.....	0	0	2
Suspicious Activity.....	0	0	2
Person/Vehicle Accident.....	0	0	3
Traffic Violation.....	17	3	20
Tree Issue.....	1	0	1
Untidy Lot.....	1	0	1
Vehicle Not Registered.....	1	1	2
Welfare/Wellness Check.....	0	0	3
Speeding.....	2	2	4
911 Hangups.....	0	0	2
Misc.....	1	4	7
Total.....	28	27	117

JUNE 2023

Incident	Warnings	Citations	Total
Animal Complaint.....	0	0	3
ATV/Dirtbike Issue.....	0	0	2
Bus Stop Rule Violation.....	1	0	1
Tresspass/Vandalism.....	3	0	3
Commercial Vehicle Issue.....	0	0	0
Construction Issue.....	0	0	0
Dispute/Domestic.....	0	0	4
DUI.....	0	0	0
Eluding Public Safety.....	0	1	1
Failure to Comply.....	0	4	4
Garbage / Garbage Cans.....	0	0	0
Gate Issue.....	1	0	4
Illegal Burning.....	3	0	3
Illegal Dumping.....	1	0	1
Illegal Rental.....	0	0	0
Medical.....	0	0	13
Obsenities toward staff.....	1	1	2
Noise Complaint.....	0	0	6
Officer Assist PSP.....	0	0	10
Officer Assist Resident.....	0	0	6
Parking Violation.....	2	2	4
Property Check.....	0	0	0
Property Theft.....	0	0	0
Suspicious Activity.....	0	0	3
Person/Vehicle Accident.....	0	0	0
Traffic Violation.....	33	10	1
Tree Issue.....	0	0	0
Untidy Lot.....	0	2	2
Vehicle Not Registered.....	1	1	2
Welfare/Wellness Check.....	0	0	0
Speeding.....	12	0	12
Illegal Pool.....	0	0	0
Misc.....	3	0	3
Total.....	61	21	90

Community Corner

Happy Birthday!

SEPT 1.....Ed Pacuillo	OCT 3Nick Saita
SEPT 4.....Joe Luna Jr.	OCT 9Robert Cassimore
SEPT 5.....Tommy Stoughton	OCT 17Dana Cassimore
SEPT 6.....Chrissy Montague	OCT 20Alexandra Marsilia
SEPT 16.....Charles Mascias	OCT 21Lilly Sheehan
SEPT 18Brendan Panasuik	OCT 23Carleena Seabrooks
SEPT 19Carol Candido	OCT 24Jack Christie
SEPT 19Matt Panasuik	OCT 27Edna Rey
SEPT 25Amanda Hooton	OCT 29Tara Alber
SEPT 26.....Terry Stoughton	
SEPT 30Bill Murray - Happy 40th!	
OCT 2Brittany Licitra	

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

Please Do Not Feed Wild Animals!

Why? Primarily, because you create an unnatural dependency on your part for their supply of food. If that is interrupted, you (and they) can be in trouble.

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World

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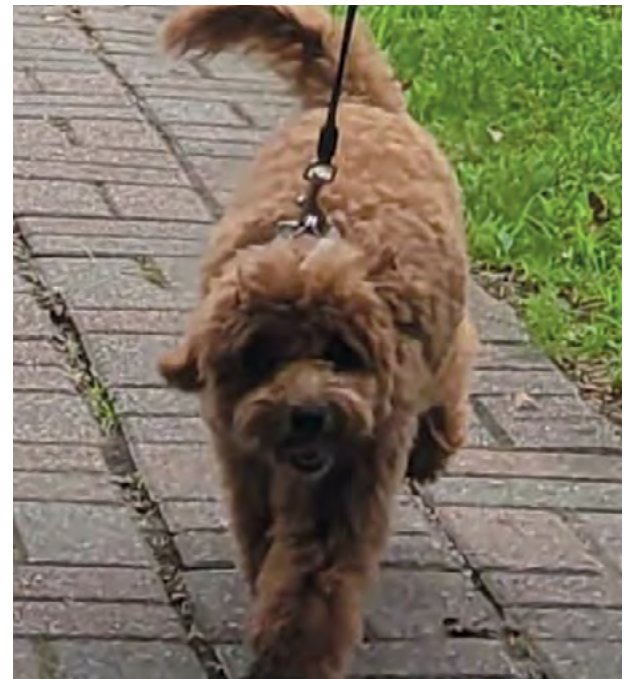
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This Show Went to the Dogs!

Thank you to all our dog show participants and to those who came out to watch and cheer on our furry friends. I also want to thank maintenance, Bernice and Joe Jala for judging and Ed Banz for being our MC. Congratulations to this year's winners:

- Best Small Dog - Masik (owner Tanya)**
- Best Large Dog - Rosco (owner Tara)**
- Prettiest Pooch - Harley (owner Cathy)**
- Most Dapper Dog - Rosco (owner Tara)**
- 1st place Best trick - Bowser (owner Jeanette)**
- 2nd place Best trick - Gino (owner Alice)**
- 3rd place Best trick - Maggie (owner Yana)**
- Best in Show - Vinnie (owner Mirella)**



3rd Annual Wild Acres Carnival

July 1, 2023



We had rides, games, food and prizes! The event was enjoyed by all. We had The Amazing Ivan Magician, who lived up to his name. People still come up to me and say how amazing he was, from card tricks to disappearing tricks - the best was levitation. He also walked around the carnival to entertain the crowd.

Christa Caceres

PIKE COUNTY COMMISSIONER

- 18 year Saw Creek Estates resident
- Vice President, SCECA Board
- *Board Member:* Pocono Mountains United Way, Greater Pocono Chamber of Commerce and Greater Pike Community Foundation
- Former Constituent Service Manager for U.S. Rep. Matt Cartwright
- Lehman Township Democratic Committee Chairperson

Vote November 7

Paid for by Christa For Pike, Michael Weinstein and Roseann VanWhy Co-chairs, Maleyne Syracuse, Treasurer



Christa Caceres with her husband, Enrique, and son, Josiah

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Kids Crafts

The weekly kid's crafts were a hit! Each week the kids have a different project planned for them and supplies provided by our Recreation Department.



Kick Ball

Family kick ball games were a blast! Adults and kids had so much fun.



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LUAU

The community Luau was held on July 22nd and was a huge success!
We had a great turn out and fun was had by all!



Wild Acres POA Balance Sheet as of 5/31/2023

ASSETS	
Cash	
DIME BANK CAPITAL ACCT.....	628,733.22
DIME CDARS - Dam Assessments.....	2,008,367.84
DIME BANK S. POND DAM CD.....	30,000.00
DIME BANK NTH LK DAM CD.....	50,014.39
DIME CAPITAL CDARS.....	500,000.00
DIME BANK DAM ASSESSMENT.....	49,968.25
Wells Fargo Bank Operating.....	18,042.83
DIME BANK DEAP ACCOUNT.....	3,746.51
Wells Fargo Escrow Acct.....	83,882.36
Nbt Bank Operatiing.....	39,679.94
Dime Bank Payroll Account.....	21,294.01
Dime Bank Builders Account.....	4,000.00
Dime Bank Operating Account.....	733,117.70
NBT EMERGENCY STORM FUND ACCT.....	53,080.00
Dime Bank Operating Cdars #1.....	820,630.69
Dime Bank Cdars-Bldrs Acct.....	16,508.57
Total Cash.....	5,061,066.31
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)
TOTAL ASSETS.....	5,061,968.41

LIABILITIES & CAPITAL	
Liabilities	
DUE TO/FROM OPERATING.....	308,698.00
Accrued Expenses.....	36,940.65
Misc W/H.....	8.01
Refundable Deposits.....	551.50
Escrow Rental Deposits.....	83,716.17
Sales Tax Payable.....	(6.75)
Prepaid Owner Assessments.....	22,316.08
Clearing Account.....	7,180.26
Due To/From Capital Fund.....	(367,698.00)
Capital Transfer Fees.....	28,573.00
Dam Assessments.....	30,961.56
Deferred Revenue Rec Raffle.....	330.40
Total Liabilities.....	151,570.88
Capital	
Retained Earnings.....	689,147.39
RETAINED EARNINGS.....	2,507,317.15
Unreserved Fund Balance.....	67,359.30
Surplus Transfer.....	(386,512.00)
SURPLUS TRANSFER.....	386,512.00
Appfolio Opening Balance Equity.....	42,032.78
Appfolio Import Offset.....	(10.00)
Calculated Retained Earnings.....	1,338,127.60
Calculated Prior Years Retained Earnings.....	266,423.31
Total Capital.....	4,910,397.53
TOTAL LIABILITIES & CAPITAL.....	5,061,968.41

Wild Acres POA Balance Sheet as of 6/30/2023

ASSETS	
Cash	
DIME BANK CAPITAL ACCT.....	129,404.76
DIME CDARS - Dam Assessments.....	1,409,503.70
DIME BANK S. POND DAM CD.....	30,000.00
DIME BANK NTH LK DAM CD.....	50,014.39
DIME CAPITAL CDARS.....	1,000,000.00
DIME BANK DAM ASSESSMENT.....	651,648.94
Wells Fargo Bank Operating.....	18,045.05
DIME BANK DEAP ACCOUNT.....	3,747.66
Wells Fargo Escrow Acct.....	83,882.36
Nbt Bank Operatiing.....	39,681.56
Dime Bank Payroll Account.....	20,945.11
Dime Bank Builders Account.....	4,000.00
Dime Bank Operating Account.....	330,068.82
NBT EMERGENCY STORM FUND ACCT.....	53,080.00
Dime Bank Operating Cdars #1.....	1,270,630.69
Dime Bank Cdars-Bldrs Acct.....	16,508.57
Total Cash.....	5,111,161.61

Balance sheet continued on next column

6/30/2023 Balance Sheet cont.

Petty Cash.....	150.00
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)
TOTAL ASSETS.....	5,112,213.71
LIABILITIES & CAPITAL	
Liabilities	
DUE TO/FROM OPERATING.....	308,698.00
Accrued Expenses.....	36,940.65
Medical Withheld.....	60.00
Misc W/H.....	8.01
Refundable Deposits.....	551.50
Escrow Rental Deposits.....	83,716.17
Sales Tax Payable.....	(6.75)
Prepaid Owner Assessments.....	25,883.03
Clearing Account.....	7,180.26
Due To/From Capital Fund.....	(367,698.00)
Capital Transfer Fees.....	37,802.00
Dam Assessments.....	33,696.58
Deferred Revenue Rec Raffle.....	330.40
Total Liabilities.....	167,161.85
Capital	
Retained Earnings.....	689,147.39
RETAINED EARNINGS.....	2,507,317.15
Unreserved Fund Balance.....	67,359.30
Surplus Transfer.....	(386,512.00)
SURPLUS TRANSFER.....	386,512.00
Appfolio Opening Balance Equity.....	42,032.78
Appfolio Import Offset.....	(10.00)
Calculated Retained Earnings.....	1,372,781.93
Calculated Prior Years Retained Earnings.....	266,423.31
Total Capital.....	4,945,051.86
TOTAL LIABILITIES & CAPITAL.....	5,112,213.71

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Board of Directors Meeting Minutes

May 20, 2023

Delaware Township Municipal Building

Meeting called to order by COB at 10:17 am

Present: Steve Tarquini, Terasa Tarquini, Elaine Farkas (via phone), Joe Jala, Steve Demmo, Stephen Rose, Chris Koch, Bill Sarro / **Absent:** Floyd Lee, Jim Paddock

Motion by Stephen Rose (2nd Chris Koch) to accept 04/15/23 open BOD meeting minutes.

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

MOTION PASSED

Announcement of open BOD seats - None

DOO Report read by Chairman of the Board

Public Safety Report read by Chairman of the Board

Recreation Report read by Chairman of the Board

Treasurer's Report read by Stephen Rose

Motion by Chris Koch (2nd by Bill Sarro) to accept the Treasurer's Report.

S. Tarquini:	Floyd Lee: absent	Jim Paddock: absent	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

Budget & Finance report read by Stephen Rose

Public Safety

Recreation

Environmental/Architectural

Capital Improvements/Maintenance - Steve Demmo Meeting 5/23/23 at 6 pm

Bylaws - Meeting Minutes 3/23/23

Communications

Beautification - Terasa Tarquini

Rules & Regulations

Ad Hock New Clubhouse

Ad Hock Brainstorm

Awarding Contracts/Bids - None

Hearing upon, adoption or amendment of proposed changes to Rules and Regulations or policies on second reading:

A. Motion to change Rules and Regulations Article I Definitions

From: 5. 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: 5. Renter/Tenant - 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.

B. Motion to change Rules and Regulations Article XII Rental of Property

From: 7. Owners or tenants are responsible to pay a Renter's Bond of \$500 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 in dues each year for administrative fees and processing.

To: 7. 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.

C. Motion to change Rules and Regulations Article XII Rental of Property

From: 8. 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: 8. 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)

D. Motion to change Rules and Regulations Article VI Use of Firearms

From: 1. 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: 1. No hunting or discharging of firearms within the boundaries of Wild Acres.

Motion by Chris Koch (2nd by Jeff Dembiak) proposed changes to Rules and Regulations (A)

S. Tarquini:	Floyd Lee: absent	Jim Paddock: absent	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 Chris Koch (2nd by Jeff Dembiak) proposed changes (B)

S. Tarquini:	Floyd Lee: absent	Jim Paddock: absent	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 Chris Koch (2nd by Terasa Tarquini) to proposed changes (C)

S. Tarquini:	Floyd Lee: absent	Jim Paddock: absent	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 Steven Demmo (2nd by Chris Koch) to proposed changes to (D)

S. Tarquini:	Floyd Lee: absent	Jim Paddock: absent	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

Unfinished Business:

Fawn Lake boring has taken place

Community Garden Space - Need location options

Committee/Zoom procedures - No one admitted after 15 minutes after meeting begins.

Status of Dam and Clubhouse projects - Chairman of the Board

Reserve study - Stephen Rose

Meet the Candidates event successful - Thank you to Election Committee and volunteers!

New Business:

Mobile ADA Pool lift.

DOO Sivick has been let go. A Search Committee has been established. The position has been advertised. Jackie Giannini has been appointed Temporary DOO.

Proposed changes to the Rules & Regulations on first reading - none.

Membership Q&A

The Election Committee is asking for volunteers for the election to open ballots, count votes and verify members in good standing on June 7th at 430 pm and June 10th at 930 am.

Tennis Court bids

Playgrounds

Repository lot maps - B. White

Clubhouse costs

Public safety having access to oxygen tanks

Lights at entrance and mailroom (several bulbs are out and need to be cleaned)

New lawyer has been hired - Tom Farley of Farley and Weed, LLC.

Skyview Road potholes

Slow/Blind sign on Lakewood Drive

Aqualink treatment of lakes

DOO Job description - can we post on website

Motion by Chris Koch (2nd by Jeff Dembiak) to close meeting at 12:22 pm.

S. Tarquini:	Floyd Lee: absent	Jim Paddock: absent	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

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Board of Directors Meeting Minutes

June 17, 2023

Delaware Township Municipal Building

Meeting called to order by COB at 10:10 am

Present: Steve Tarquini, Terasa Tarquini, Elaine Farkas, Joe Jala, Steve Demmo, Stephen Rose (via phone), Chris Koch, Bill Sarro, Susanna Dubinskaya, Rich Bailo, Jeff Dembiak

Motion Stephen Demmo (2nd Chris Koch) to approve 5/20/23 open BOD meeting minutes

S. Tarquini:	Rich Bailo: ABS	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: ABS
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Introduction of new BOD members

Announcement of Officers of the BOD

DOO Report read by Jackie G.- Dime Bank, Geese addling, Lake treatments, Fawn Lake update and aeration, Road Repairs, Gate system upgrade

PS Report read by COB Tarquini

Collections Report - 1,814 billable properties

Recreation Report read by COB Tarquini

Treasurer's Report is delayed until next week - requesting report on billable properties

Motion by Terasa Tarquini (2nd by Chris Koch) to table Treasurer's Report

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Stephen Demmo (2nd by Joe Jala) to nominate Stephen Rose Budget and Finance Committee Co-chair

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion Chris Koch (2nd Rich Bailo) to nominate Stephen Demmo to PS committee Co-chair

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Stephen Demmo (2nd by Bill Sarro) to nominate Joe Jala as Recreation Co-chair

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Elaine Farkas (2nd by Chris Koch) to nominate Jeff Dembiak as Environmental Committee Co-chair

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Stephen Demmo (2nd by Susanna Dubinskaya) to nominate Rich Bailo as Capitol Improvement Committee cochair

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS	

MOTION PASSED

Motion by Rich Bailo (2nd by Bill Sarro) to nominate Susanna Dubinskaya as Bylaws Committee Co-chair

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Stephen Rose (2nd by Jeff Dembiak) to nominate Chris Koch to Communications Committee Cochair

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Terasa Tarquini (2nd by Rich Bailo) to nominate Elaine Farkas as Beautification Committee Co-chair

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Chris Koch (2nd by Stephen Rose) to nominate Steve Tarquini as Rules and Regulations committee Cochair

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Awarding of Contracts/Bids - None

Changes to R&R or policies - None

Unfinished Business

Fawn Lake Boring project is complete - awaiting results

Committee/Zoom procedures

Status of Dams and Clubhouse project

New Business

(H) Add corporation name to Agenda

Open a sweep acct for Operation, capital and Dam Assessment accounts with Dime Bank

Repository lots

Offering water fitness class

Pool 1 Renovations - Strand pool inspection

Write off account #1801-21 (Repository purchase)

Building permit procedure

Fitness instructor - Not allowed

Motion Rich Bailo (2nd Stephen Demmo) to table opening a sweep acct until next month

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: ABS	Wm. Sarro: NO	Jeff Dembiak: ABS	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: NO	

MOTION PASSED

Motion by Terasa Tarquini (2nd by Rich Bailo) to write off acct 1801-21 Repository sale in the amount of \$26,356.90

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: ABS
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Stephen Rose dropped off via phone at 12:05 pm

Q&A

Marlucas contract - Prices

Telephone alerts for events/meetings

Citations

Newsletter

Search Committee

CH Land development status

Gate call box

Payment plans

Emergency exits

Aqualink contract

Motion by Joe Jala (2nd by Jeff Dembiak) to close meeting at 1:03 pm

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Board of Directors Meeting Minutes

July 15, 2023

Delaware Township Municipal Building

Meeting called to order by COB at 10:33 am

Present: Steve Tarquini, Terasa Tarquini, Elaine Farkas, Joe Jala, Steve Demmo, Stephen Rose (via phone), Chris Koch, Bill Sarro, Susanna Dubinskaya, Jeff Dembiak

Absent: Rich Bailo

Motion by Chris Koch (2nd by Jeff Dembiak) to accept open BOD meeting minutes from 06/17/23

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Announcement of Open BOD seats - none

DOO Report read by Jackie G., DOO Year end audit 7/25, CH update, Fawn Lake, Lake treatment, Tennis courts, Pool 1, Road repairs

Public Safety Report read by Chairman of the Board

Recreation Report read by Chairman of the Board

Treasurer's Report read by Stephen Rose

PS Committee Report read by Steve Demmo (request for pay increases for PS Staff)

Recreation Committee - Joe Jala nothing to report

Environmental - Jeff Dembiak nothing to report

Capital Improvement Committee - Steve Demmo looking into handicap pool chair lift

Bylaws - Nothing to report

Communications - Nothing to report

Beautification - Nothing to report

Awarding of contracts - None

Changes to R&R- None

Motion by Chris Koch (2nd by Bill Sarro) to accept Treasurer's Report.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: ABS	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Unfinished Business

Status of dams - Fawn Lake boring and aeration system

WA lake plan - Dam safety

Sweep acct for operation, capital and dam assessment accts – tabled

Collection procedure/Payment plans

New Business

Appoint check signers (Chris Koch and Bill Sarro volunteer to be check signers)

Motion by Jeff Dembiak (2nd Joe Jala) to appoint Chris Koch and Bill Sarro as check signers.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: ABS	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS	

MOTION PASSED

Motion Chris Koch (2nd Bill Sarro) to purchase the following SOS lots from repository tax sale for \$25 each plus closing costs and whether title searches will be required (purchased under line item-Legal Fees) 1902-40, 1904-13, 1904-36, 2003-01, 2101-13, 2101-55, 2101-58, 2101-61, 2101-65, 203-14, 2101-48, 2205-08, 2101-109, 2101-126, 2101-28, 2203-02, 2101-54.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: ABS
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Chris Koch (2nd by Bill Sarro) to write off acct number 2102-02 in the amount of \$12,143.37 sold from repository.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Chris Koch (2nd by Bill Sarro) to write off acct number 2101-03 in the amount of \$13,889.04 sold from repository.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Chris Koch (2nd by Bill Sarro) to write off acct number 403-11 in the amount of \$9,619.67 sold from repository.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Chris Koch (2nd by Bill Sarro) to write off acct number 109-10 in the amount of \$15,142.20 due to foreclosure.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Chris Koch (2nd by Bill Sarro) to write off account number 601-52 in the amount of \$19,768.55 due to foreclosure.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Chris Koch (2nd by Bill Sarro) to accept the following volunteers for the Hearing Board: Barbara Banach, Andrey Grshmin, Paul Holgate, Jake Hudnet, George Pfaeffle, Bill Margiotis, Lorraine Herman.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Chris Koch (2nd by Terasa Tarquini) to accept the Marlucas contract.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya:	Joe Jala:
T. Tarquini:	Wm. Sarro:	Jeff Dembiak:	Steve Rose:
Chris Koch:	S. Demmo:	Elaine Farkas:	

MOTION TABLED after discussion regarding winterization

Motion by Chris Koch (2nd by Steve Rose) to transfer funds in recreation to purchase an ADA compliant chair lift that does not exceed \$10,000. Transfer \$10,000 from 50100-600 concession wages to 81601-000 pool chairs.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: ABS	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS	

MOTION PASSED

(Board minutes continued on next page)

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Board of Directors Meeting Minutes

July 15, 2023 cont.

Motion by Bill Sarro (2nd by Stephen Rose) for Strand Pool to resurface pool 2 the first week of September.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Tar and chip roads - tabled
 Maintenance equipment - tabled
 Appfolio costs vs Topps One - tabled
 Pool 1 justification for last year of service - tabled
 Department Liaisons - tabled
 Capital Improvement funds - tabled
 Transfer of funds - tabled

Motion by Bill Sarro (2nd by Chris Koch) to allow the usage of \$50,000 to resurface the Tennis courts at Pool 2.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Jeff Dembiak was excused from the meeting at 12:51

Motion by Chris Koch (2nd by Stephen Rose) to approve 3rd quarter audit.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Stephen Rose (2nd by Joe Jala) to close 4 line items (pool 1 repair, fence at pool 1, pool 2 repairs and public safety vehicle) on the accountants 1/1/23 audit: Schedule 7.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Steve Rose: YES

Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS
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MOTION PASSED

Motion by Bill Sarro (2nd by Stephen Rose) to combine 3 current capital projects on Schedule 7 on the auditor's report from previous years into one, creating the "clubhouse project" name (clubhouse downpayment, clubhouse repair and indoor pool bathroom/sauna)

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: ABS	Wm. Sarro: YES	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: NO	

MOTION PASSED

Motion Terasa Tarquini (2nd by Elaine Farkas) to approve Aqualink purchase of the Hydro Logic Airlift 6 aeration system for Fawn Lake.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Steve Rose: ABS
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Q&A

Budget & Finance meeting on 7/18
 Maintenance Dept (suggested pay increase)
 Communications (residents requesting phone call alerts)
 Prepaying dues (any benefit?)
 Marlucas

Motion by Bill Sorro (2nd by Steve Demmo) to reinstate the emergency notification system (Alerts) if financially possible and under \$3,000/year.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Steve Rose: ABS
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

Motion by Terasa Tarquini (2nd by Steve Demmo) to close the open meeting at 1:40 pm.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Steve Rose: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

MOTION PASSED

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