



WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 40 No. 4

July/August 2024

**RIDES
GAMES**

**FOOD
PRIZES**

WILD ACRES CARNIVAL

COME JOIN US...

**SATURDAY, JULY 6
12PM TO 4PM @ POOL 2**

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FOR ATTRACTIONS
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Luau

Don't miss this year's Luau.
We'll be having a live performance you won't want to miss.
Get ready to dance the night away!

July 20 @ 6:00pm
Pool 2



Belly Dance by Liubov Bragg

It's Luau time!
July 20 @ 6:00pm
Pool 2

COST
\$15 per person or \$25 per couple
Ages 10-17: \$7 Ages 4-9: \$3
3 and under: free

MENU
Roast Pig or Chicken
Potato Salad • Cole Slaw • Fruit Salad
Cake • Soda
> Bring a dessert to share

ENTERTAINMENT
Music by DJ Jose
Hula Dancer Liubov Bragg

Must sign up and pay by 7/13/2024

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Upcoming Recreation Events

Dates and times are subject to change

- **July 6** – Field Day [Carnival], 12:00pm
- **July 17** – Adult Potluck Dinner, swimming and karaoke 5:00pm @ Pool 1
- **July 20** – Luau, 6:00pm @ Pool 2
- **August 10 & 11** – Community Yard Sale
- **August 16** – Karaoke Night, 7:00pm
- **August 31** – End of the Year Pool Party, 5:00pm @ Pool 2
- **Ice Cream Socials** every Wednesday @ Pool 2 / 12pm to 2pm
- **Bingo** - June 14, June 23, July 12, July 24 @ Pool 2 / 6:00pm

Pool Schedule:

Pool 1: 10:00am to 6:00pm / CLOSED ON WEDNESDAYS

Pool 2: 11:00am to 8:00pm

Pool hours may change if an event is planned

There will be games and crafts throughout the summer. For the most up-to-date schedule, see www.wildacreslakes.org. To sign up for events, email recreation@wildacreslakes.org or call (570) 828-7511.

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.

Community Corner

Happy Birthday!

- JULY 3 Tito Bonzo
- JULY 4 Pam Gregory
- JULY 8 Caitlyn Trabuco
- JULY 9 Carole Ernstrom
- JULY 10 Carl Will
- JULY 12 Jamie Montague
- JULY 17 Jessica Dorner
- JULY 19 Erin Cielinski
- JULY 20 Trevor Luna
- JULY 21 Jonathan Vodges
- JULY 22 Jonathan Opalka
- JULY 23 Paul Weinzierl
- JULY 27 Vanessa Evers
- JULY 28 Felix Rey
- JULY 30 Bob Salotti
- JULY 30 Jeff Nemeth
- AUG 1 Dylan Eamonn Tracy

- AUG 1 Joe Jala
- AUG 2 Joan Carillo
- AUG 7 Joe Cassimore
- AUG 8 Joe Luna III
- AUG 12 Larry Lieitra
- AUG 13 Anthony Marsilia
- AUG 17 Melissa Opalka
- AUG 18 Jameson Diechkoff
- AUG 18 Joe Luna
- AUG 20 Dena Salotti
- AUG 25 Joan D. Farkas
- AUG 27 Phillip Fulgieri

Happy Anniversary

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

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

Summer Safety

by Laura Jones, DOO

I want to wish everyone a safe and happy summer. For the safety and enjoyment of all, there are a few rule reminders that I want to refresh everyone with.

No Fireworks

Roof fires, gutter fires and forest fires happen fast when sparks and hot ash lands from fireworks! Although the state of Pennsylvania allows fireworks, **WALPOA Rules & Regulations Article VVIII, Section 2**, states: “Fireworks are banned from the Wild Acres Lakes community and violators are subject to fireworks confiscation and fines.”

Open Burning/Firepits

The exemptions to the open burning rules are (a) chimineas, (B) charcoal grills, (C) UL listed and approved outside fireplaces and (d) firepits (a fire which is enclosed above ground). For any other burning, **WALPOA Rules and Regulations Article XVII, Section 2**, states: “A permit must be obtained from public safety prior to any burning.”

No Speeding!

WALPOA Rules and Regulations, Article XVI, Section 1, states: “All Pennsylvania motor vehicle code rules of the road will be maintained within the community.” Any person found to be in violation of exceeding the posted speed limits within the community is subject to a fine as indicated in the Schedule of Fines. We have lots of kids but none to spare; please slow down!

Remember, have fun but be safe!

**PLEASE DON'T LITTER.
LET'S KEEP WILD ACRES CLEAN!**

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Wild Acres POA Balance Sheet as of 3/31/2024

ASSETS

Cash

DIME BANK CAPITAL ACCT	3,608.35
DIME BANK S. POND DAM CD	30,000.00
DIME BANK NTH LK DAM CD	50,014.39
DIME BANK DAM ASSESSMENT	29,973.23
Wells Fargo Bank Operating	18,059.50
DIME BANK DEAP ACCOUNT	3,757.48
Wells Fargo Escrow Acct	87,382.45
Nbt Bank Operating	39,697.12
NBT SWEEP- DAM ASSESS	702,660.86
CITIZENS DAM ASSESSMENT	1,152,874.62
CITIZENS CAPITAL ACCOUNT	1,310,153.00
Dime Bank Payroll Account	15,784.58
Dime Bank Builders Account	4,607.64
Dime Bank Operating Account	111,969.20
NBT EMERGENCY STORM FUND	53,080.00
DIME BANK ICS SWEEP	702,513.61
Dime Bank Cdars-Bldrs Acct	16,000.00

Total Cash 4,332,136.03

Petty Cash Front Desk..... 500.00

Accounts Receivable..... 3,102,337.10

Reserve For Uncollectable..... (3,102,337.10)

TOTAL ASSETS..... 4,332,636.03

LIABILITIES & CAPITAL

Liabilities

DUE TO/FROM OPERATING

Accrued Expenses..... 9,068.96

Escrow Rental Deposits

Prepaid Owner Assessments..... 299,481.80

Capital Transfer Fees

Dam Assessments..... 2,160.97

Total Liabilities..... 395,969.68

Capital

RETAINED EARNINGS

Surplus Transfer

SURPLUS TRANSFER..... 298,276.00

Calculated Retained Earnings..... 197,344.59

Calculated Prior Years Retained Earnings

Total Capital..... 3,936,666.35

TOTAL LIABILITIES & CAPITAL..... 4,332,636.03

Wild Acres POA Balance Sheet as of 4/30/2024

ASSETS

Cash

DIME BANK CAPITAL ACCT	3,612.31
DIME BANK S. POND DAM CD	30,000.00
DIME BANK NTH LK DAM CD	50,014.39
DIME BANK DAM ASSESSMENT	30,072.60
Wells Fargo Bank Operating	18,059.65
DIME BANK DEAP ACCOUNT	3,758.56
Wells Fargo Escrow Acct	90,382.45
Nbt Bank Operating	39,698.75
NBT Dam Assessment.....	(100.00)
NBT SWEEP- DAM ASSESS	705,554.22
CITIZENS DAM ASSESSMENT	(8,801.20)
CITIZENS CAPITAL ACCOUNT	(60,000.00)
CITIZENS DAM ASSESS SWEEP	1,147,369.43
CITIZENS CAPITAL SWEEP	1,314,451.33
Dime Bank Payroll Account	(12,129.87)
Dime Bank Builders Account	5,607.64
Dime Bank Operating Account.....	247,551.78
NBT EMERGENCY STORM FUND ACCT	53,080.00
DIME BANK ICS SWEEP	1,090,109.62
Dime Bank Cdars-Bldrs Acct.....	16,000.00

Total Cash 4,764,291.66

Petty Cash Front Desk..... 500.00

Accounts Receivable..... 3,102,337.10

Reserve For Uncollectable..... (3,102,337.10)

TOTAL ASSETS..... 4,764,791.66

LIABILITIES & CAPITAL

Liabilities

DUE TO/FROM OPERATING

Accrued Expenses..... 9,068.96

Escrow Rental Deposits

Prepaid Owner Assessments..... 871,936.13

Capital Transfer Fees

Dam Assessments..... 10,000.00

Total Liabilities..... 976,682.20

Capital

RETAINED EARNINGS

Surplus Transfer

SURPLUS TRANSFER..... 298,276.00

Calculated Retained Earnings..... 48,787.70

Calculated Prior Years Retained Earnings

Total Capital..... 3,788,109.46

TOTAL LIABILITIES & CAPITAL..... 4,764,791.66



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*Happy 90th Birthday
to Joe Jala on August 1st*



*My wonderful husband of
over 55 years.
I'll love you forever!
Bernice*

WILD ACRES CARNIVAL

SATURDAY, JULY 6
12PM TO 4PM @ POOL 2



TICKET

\$1 per ticket
\$5 for 6 tickets
\$10 for 12 tickets
\$20 for 25 tickets
\$50 for 65 tickets

ATTRACTIONS

Petting Zoo.....5 tickets
Bull Ride.....4 tickets
Obstacle Course.....4 tickets
Bounce House.....3 tickets
Chicken Fights.....3 tickets
Carnival Games2 tickets
Face Painting3 tickets
Tattoos.....2 tickets

50/50 DRAWING

\$1 per ticket
\$5 for 6 tickets

The Story of the Fourth of July

<https://www.constitutionfacts.com/us-declaration-of-independence/fourth-of-july/>

The Declaration of Independence

We celebrate American Independence Day on the Fourth of July every year. We think of July 4, 1776, as a day that represents the Declaration of Independence and the birth of the United States of America as an independent nation.

But July 4, 1776 wasn't the day that the Continental Congress decided to declare independence (they did that on July 2, 1776). It wasn't the day we started the American Revolution either (that had happened back in April 1775).

And it wasn't the day Thomas Jefferson wrote the first draft of the Declaration of Independence (that was in June 1776). Or the date on which the Declaration was delivered to Great Britain (that didn't happen until November 1776). Or the date it was signed (that was August 2, 1776).

So, what did happen on July 4, 1776?

The Continental Congress approved the final wording of the Declaration of Independence on July 4, 1776. They'd been working on it for a couple of days after the draft was submitted on July 2nd and finally agreed on the edits and changes.

July 4, 1776, became the date that was included on the Declaration of Independence, and the fancy handwritten copy that was signed in August (the copy now displayed at the National Archives in Washington, D.C.) It's also the date that was printed on the Dunlap Broadside, the original printed copies of the Declaration that were circulated throughout the new nation. So, when people thought of the

Declaration of Independence, July 4, 1776 was the date they remembered.

In contrast, we celebrate Constitution Day on September 17th of each year, the anniversary of the date the Constitution was signed, not the anniversary of the date it was approved. If we'd followed this same approach for the Declaration of Independence we'd be celebrating Independence Day on August 2nd of each year, the day the Declaration of Independence was signed!

How did the Fourth of July become a national holiday?

For the first 15 or 20 years after the Declaration was written, people didn't celebrate it much on any date. It was too new and too much else was happening in the young nation. By the 1790s, a time of bitter partisan conflicts, the Declaration had become controversial. One party, the Democratic-Republicans, admired Jefferson and the Declaration. But the other party, the Federalists, thought the Declaration was too French and too anti-British, which went against their current policies.

By 1817, John Adams complained in a letter that America seemed uninterested in its past. But that would soon change.

After the War of 1812, the Federalist party began to come apart and the new parties of the 1820s and 1830s all considered themselves inheritors of Jefferson and the Democratic-Republicans. Printed copies of the Declaration began to circulate again, all with the date July 4, 1776, listed at the top. The deaths of Thomas Jefferson and John Adams on July 4, 1826, may even have helped to promote the idea of July 4 as an important date to be celebrated.

Celebrations of the Fourth of July became more common as the years went on and in 1870, almost a hundred years after the Declaration was written, Congress first declared July 4 to be a national holiday as part of a bill to officially recognize several holidays, including Christmas. Further legislation about national holidays, including July 4, was passed in 1939 and 1941.

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*APY = Annual Percentage Yield, accurate as of 6/3/2024. \$2,500 minimum deposit required to open this Certificate of Deposit (CD) and earn the stated APY. Limited time offer. Penalty for early withdrawal.

Do Not Feed the Animals

They are cute and fuzzy and sweet and we naturally want to feed them and get close to them but it's unlawful to feed wild or non-domesticated animals within the community.

Non-domesticated animals would be all those that are born outside, have not, will not or cannot live in a house safely with people. This applies to wild "feral" cats and kittens, deer, bear, raccoons, squirrels, skunks, etc.

So, what will happen? What will they eat if you don't feed them? Wild animals will eat mice, small birds, baby rabbits, trash (not healthy options but the bear and raccoon seem delighted by it), berries, grasses and natural vegetation.

As I researched for facts regarding the hazards of feeding wild animals, I was overwhelmed with the amount of information that I received. This is a major issue in many states not just Wild Acres. By living in our beautiful, forested community, we have committed to living in harmony with nature and interfering with the life cycle and feeding cycle of wild animals goes completely against this vision.

"When people and wildlife interact, wildlife often ends up losing. Always enjoy wildlife from a distance!" ~Anne Muraski~

Here's a link to read: "Eight good reasons why you shouldn't feed wildlife" <https://www.aphis.usda.gov/wildlife-services/dont-feed-wildlife#:~:text=Feeding%20wildlife%20can%20lead%20to,if%20fed%20the%20wrong%20foods.>



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Kids at Play

Summer is in full swing, and for many of our youngest residents that means they have the freedom to play outside to their heart's content (or at least until mom or dad call them back inside). While we encourage kids to enjoy summer to the fullest, we also want everyone to stay safe. Here are a few guidelines to make sure these school-free months go smoothly:

- **Make sure your children are proactive about their safety.** Whether they're playing at a park, swimming at a pool or riding their bikes around the neighborhood, it's important that kids understand what types of injuries could occur during these activities and how they can best avoid them. If an injury does occur, your kids need to know what actions to take—such as alerting a trusted adult or, in the case of a true emergency, calling 911.
- **Supervise your kids at the pool.** While it's always a good idea to keep an eye on your kids, it's particularly important to make sure your children have adult supervision while they're in the water. It only takes a second for even good swimmers to find themselves in a dangerous situation, so it's vital that kids are supervised by someone who knows the signs of a distressed swimmer. To learn about how you can keep your family safe at the pool, visit www.poolsafety.gov.
- **Slow down while driving through the neighborhood.** All residents should take note of this rule. With children out and about in full-force during the summer, you're more likely than ever to see a distracted kid chasing after a run-away baseball or skateboarding on the streets. So slow down, be extra aware of what's going on around you, and be prepared to stop suddenly if a child runs out into the road. Parents should remind kids that they have a responsibility to be aware of oncoming cars as well, and to be extra careful when they are on the street.

- **Remind older kids to check in with you when they're playing without adult supervision.** When kids are out on their own, it's easy for them to forget to let their parents know they're okay. So establish a set of rules, such as checking in every few hours or whenever they change locations, and be firm about enforcing them. If your child has a hard time remembering to give you a call every so often, it might be helpful to have them set an alarm on their cell phone or watch so they don't forget. It's a great way for kids to build a sense of independence and for you to know they're safe even when they're not within sight.

While the summer can present many hazards, there's no reason your kids can't come out of it unscathed (notwithstanding a few minor scrapes, bruises and bug bites, of course). To learn more about how you can keep your kids from getting hurt this summer, visit <https://www.cdc.gov/parents/children/safety-in-the-home-and-community.html> for a list of great articles.

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Board of Directors Meeting Minutes

March 16, 2024

Delaware Township Building

Present: Steve Tarquini, Terasa Tarquini, William Sarro, Jeff Dembiak, Chris Koch, Elaine Farkas, Steve Demmo, Rich Bailo, Joe Jala

Absent: Susanna Dubinskaya, Bill Fells

Meeting is called to order: 10:10 am

Motion by Chris Koch (2nd by Joe Jala) to approve the Open meeting minutes from February 17, 2024

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

Motion PASSES

Announcement of open board seats

Director of Operations Report

DOO Report - Report read by DOO, Marluca settlement update, RFP for concession stand, no write offs from Feb, Pool 1 & 2 status, Roads/Flooding, bids for landscaping & lake treatments, North Lake Dam project status

Collections - Report read by DOO, Payment plans are working out well so far

Maintenance - Report read by DOO, working on flooding issues, tree removal, corner culvert cleaning

Public Safety - Report read by DOO

Recreation - No report. St. Patrick's Day dinner today, Easter egg hunt, Lifeguard training/hiring in progress

Treasurer's Report

Financials - Treasurer is absent

Operating & Capital balance sheet provided by DOO

Committee Reports

Budget & Finance - Bill Fells

Public Safety - Steven Demmo

Recreation - Joe Jala / Corned Beef & Cabbage Dinner today, 3/24 Easter egg hunt

Environmental/Architectural - Jeff Dembiak

Capital Improvements/Maintenance - Rich Bailo / Meeting will be set beginning of April

Bylaws Committee - Susanna Dubinskaya

Communications Committee - Chris Koch

Beautification Committee - Terasa Tarquini

Rules & Regulations Committee - Steve Tarquini

Awarding of Contracts/Bids - none

Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading - none

Other Unfinished Business

Status of North Lake Dam Project

Department Liaisons - remove from next month's agenda

New Business

Appointment of Nominating Committee Chair - Joan Pelleteri is nominated and accepts nomination

Untidy lots

Proofreading publications

Business running within the community

Security vehicles - rotate use of vehicles

Board member email accounts - confidentiality of passwords

Motion by Rich Bailo (2nd by Jeff Dembiak) to transfer \$7,995 from G/L 50500-000 Benefits Administration to a new G/L within the Administration budget for the cost of the contract agreement with The Falcon Group to complete a level II Reserve study

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

Motion PASSES

Proposed changes to the R&R and policies on first reading

Communications both (a) written and (b) oral petitions, hearing and comments by members

Membership Q&A - Handicap pool chair lifts at both pools, Pool 1 status- pool was uncovered this week, Discussion on Bylaw change process, Zoom – on next month's agenda, CH rumors, Election, Marluca/Concession, Untidy Lots

Miscellaneous

Adjournment

Motion by Chris Koch (2nd by Terasa Tarquini) to close the meeting at 11:59

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

Motion PASSES

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- Delaware Township Offices 570-828-2347
- Dingmans Ferry Post Office 570-828-2812
- Verizon 800-483-5000
- Met-Ed Electric 800-545-7741
- Penn American Water Company 800-565-7292
- Blue Ridge Cable Company 570-296-8200

Board of Directors Meeting Minutes

April 20, 2024

The Pavilion at the WALPOA bus stop on Wild Acres Drive

Present: Steve Tarquini, Terasa Tarquini, Chris Koch, Steve Demmo, Rich Bailo, Bill Fells, Joe Jala. **Absent:** Susanna Dubinskaya, William Sarro, Jeff Dembiak, Elaine Farkas

Meeting is called to order: 10:06 am

Motion by Chris Koch (2nd by Rich Bailo) to approve the Open meeting minutes from March 16, 2024

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

Motion TABLED – no quorum

Motion by Rich Bailo (2nd by Terasa Tarquini) to recall board member Susanna Dubinskaya's board seat due to 3 unexcused absences as per WALPOA Bylaws.

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

Motion PASSES

Announcement of open board seats: (1) Seat available please put in a letter of interest at the Administration Building

DOO Report

- Collections
- Maintenance
- Public Safety
- Recreation

Motion by Chris Koch (2nd by Bill Fells) to approve a variance on the Preservation Program application for Thiery-Goldsmith.

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

Motion PASSES

Motion by Chris Koch (2nd by Bill Fells) to Motion to approve Write-Offs Account #1214-04 in the amount of \$16,285.96 due to Foreclosure.

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

Motion PASSES

Motion by Chris Koch (2nd by Rich Bailo) to approve the pay scale for the fiscal year 2024-2025 operating budget.

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

Motion PASSES

Treasurer's Report

March 2024 Financial Report

Motion by Rich Bailo (2nd by Chris Koch) to accept the March 2024 Financial Report

S. Tarquini:	Rich Bailo: YES	S. Dubinskaya: absent	Joe Jala: YES
--------------	-----------------	-----------------------	---------------

T. Tarquini: YES	Wm. Sarro: absent	Jeff Dembiak: absent	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

Committee Reports

- Budget & Finance - Bill Fells will host a meeting on 4/23 at 6 pm
- Public Safety - Steven Demmo
- Recreation - Joe Jala
- Environmental/Architectura I- Jeff Dembiak read by DOO
- Capital Improvements/Maintenance - Rich Bailo will plan a meeting in May
- Bylaws Committee
- Communications Committee - Chris Koch
- Beautification Committee - Terasa Tarquini
- Rules & Regulations Committee - Steve Tarquini

Awarding of Contracts/Bids

- Seasonal Landscape Services - (6) Bids Opened
 - Pocono Designs LLC \$12,875
 - Wayne's Lawncare \$25,500
 - Bowker & Sons.....\$40,000
 - AAF Landscaping..... \$116,837
 - Drop Zone Tree Service\$17,600
 - Strauser Natures Helpers \$21,728
- Lake Treatment Services - (2) Bids Opened
 - Aqualink Option 1 \$26,750
 - Aqualink Option 2 \$28,975
 - Nature Works..... \$30,352

Concessionaire Agreement (0)

Motion by Bill Fells (2nd by Chris Koch) to table the Landscaping bids pending quantification and evaluation of bids received. Bid to be awarded on 4/24/24 at an Emergency Meeting.

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

(continued on next page)

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Board of Directors Meeting Minutes

April 20, 2024 cont.

Chris Koch: YES S. Demmo: YES Elaine Farkas: absent
Motion PASSES

Motion by Rich Bailo (2nd by Chris Koch) to waive the 3-bid requirement for Lake Treatment due to only receiving 2 Bids

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

Motion PASSES

Motion by Rich Bailo (2nd by Joe Jala) to table the Lake treatment pending quantification and evaluation of bids received. Bid to be awarded on 4/24/24 at an Emergency Meeting.

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

Motion PASSES

Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading (0)

Other Unfinished Business

Status of the North Lake Project

Status of the Clubhouse

Open FDIC account for Capital and Dam assessment accounts

Proposed changes to the R&R and policies on first reading (0)

New Business

- a) Motion to establish an Ad-Hoc Emergency Management Committee (Tabled).
- b) Motion to discontinue Digital broadcasting/Live Streaming of Board Meetings (Tabled).
- c) Motion to discontinue Director attendance for Board Meetings via Digital Broadcasting/Live Streaming (Tabled).
- d) Motion to approve closing dormant bank accounts, transferring funds to operating and capital at the recommendation of the Treasurer (Tabled).

Motion by Rich Bailo (2nd by Bill Fells) to table New Business a, b, c pending written guidelines

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

Motion PASSES

Motion by Rich Bailo (2nd by Bill Fells) to restrict any Dam spending on all lakes except North Lake and Lower Fawn Lake.

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

Motion PASSES

Motion by Rich Bailo (2nd by Bill Fells) to not review the previous votes on a final decision on request for a variance by Bolkun from Septic setback Requirement

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

Motion PASSES

Motion by Rich Bailo (2nd by Chris Koch) to accept Deed back on property 1904-50 section 19 Not to be put in preservation at this time

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

Motion PASSES

Communications (a) written and (b) oral petitions, hearing and comments by members.

Q&A:

- Boat rack at Marina
- Clubhouse project update- Zoning variance, Land Development
- Bid approval/Bid Policy
- Speeding throughout the Community/Line painting
- Goose Adling contracts
- Sandspring Lake Valve opening/Log keeping
- Untidy lot summons
- Treasurer's reports
- Environmental Committee report
- Check Signers
- Potholes at entrance, mail room
- Record keeping/Passwords
- Banking/Check signers
- Zoom
- Tent
- ADA Pool chair lift
- Memorial Park Usage
- Quorum/Mail-In Ballots

Motion by Chris Koch (2nd by Rich Bailo) to add Bill Fells as a check signer.

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

Motion PASSES

Motion by Rich Bailo (2nd by Chris Koch) to close the Meeting at 12:20

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

Motion PASSES

April 24, 2024

WALPOA BOD Emergency Meeting

WALPOA Administration Building

Present: Steve Tarquini, Terasa Tarquini, Joe Jala, Jeff Dembiak, Chris Koch, Rich Bailo, Steve Demmo. **Absent:** Elaine Farkas, William Sarro

Meeting is called to order: 5:03 pm

The purpose of this meeting is to award bids for seasonal and lake treatment contracts for 2024-2025

Motion by Rich Bailo (2nd by Chris Koch) to award the seasonal landscaping contract for the 2024-2025 season to Wayne's Lawn Care in the amount of \$25,500.

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES
T. Tarquini: YES Wm. Sarro: absent Jeff Dembiak: YES Bill Fells: YES
Chris Koch: YES S. Demmo: YES Elaine Farkas: absent

Motion PASSES

Motion by Rich Bailo (2nd by Jeff Dembiak) to award the Lake Treatment contract to Nature Works in the amount of \$30,352 for 2 years.

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES
T. Tarquini: YES Wm. Sarro: absent Jeff Dembiak: YES Bill Fells: YES
Chris Koch: YES S. Demmo: YES Elaine Farkas: absent

Motion PASSES

Motion by Rich Bailo (2nd by Jeff Dembiak) to have a closed meeting following the emergency meeting.

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES
T. Tarquini: YES Wm. Sarro: absent Jeff Dembiak: YES Bill Fells: YES
Chris Koch: YES S. Demmo: YES Elaine Farkas: absent

Motion PASSES

Motion by Rich Bailo (2nd by Terasa Tarquini) to close the meeting at 5:30 pm

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES
T. Tarquini: YES Wm. Sarro: absent Jeff Dembiak: YES Bill Fells: YES
Chris Koch: YES S. Demmo: YES Elaine Farkas: absent

Motion PASSES

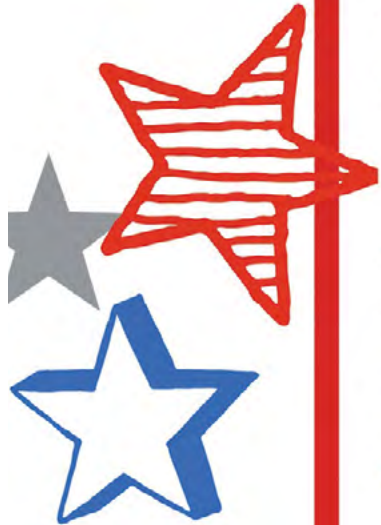


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July 4th word search



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