

BOARD OF DIRECTORS MEETING

January 16th 2021

OPEN MEETING MINUTES

Chairman, George Aikens calls the meeting to order 10:06 AM

Quorum Roll Call: Ed Castro, Tony Castrovinci, Elaine Fulgieri, Bernice Jala, Joe Jala, Floyd Lee, Jim Paddock, Dale Kozek

Virtual Zoom – Ed Castro

Arrived: Dale Kozek 10:20am

Also Present: Jill Odynsky, Director of Operations

Motion by Floyd Lee, 2nd Jim Paddock to approve December 19, 2020 Closed Meeting Minutes

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	No	No	Absent	Yes	Yes	No	No	Yes	No

Motion FAILS

Motion by Joyce Snadecky, 2nd Jim Paddock to approve the December 19, 2020 Open Meeting Minutes with corrections and for meeting minutes to remain in the prior format without notes.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	Yes	Yes	Absent	Yes	No	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Bernice Jala, 2nd Tony Castrovinci to approve January 4, 2021 Emergency Meeting Minutes to approve Northeast Site Contractors Proposal in the amount of \$11,100.00 for the North Lake Drive repair.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	Yes	Yes	Absent	Yes	No	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Floyd Lee, 2nd Jim Paddock to approve December 31, 2020 Treasurer's Report

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Joyce Snadecky 2nd Elaine Fulgieri to approve the Rules & Regulations 2nd reading of Article XIII – Sanitation: Change Littering from a Tier 3 to a Tier 1

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes

Motion PASSES

BOARD OF DIRECTORS MEETING

January 16th 2021

OPEN MEETING MINUTES

Motion by Joyce Snadecky 2nd Jim Paddock to approve the Rules & Regulations 2nd reading of Article XIII – Sanitation: Change ****Any other violation from this section from a Tier 3 to a Tier 1.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Joyce Snadecky 2nd Dale Kozek to approve the Rules & Regulations 2nd reading of Article XIII – Sanitation: Add item #7 – Include hours of operation of community dumpster and “for household garbage only” to Rules and Regulations.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Floyd Lee 2nd Jim Paddock to approve the Rules & Regulations 2nd reading of Article X, Section 24 Remove “Day after Thanksgiving” from holidays not permitting contractors.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Joyce Snadecky 2nd Joe Jala to approve the Rules & Regulations 2nd reading of Article X, Section 27 Add - No feeding any type of wild animals at any time on resident property and/or common areas within Association.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Joyce Snadecky 2nd Jim Paddock to approve the Rules & Regulations 2nd reading of Article XXI, School Bus Stop – Add 1a 15mph upon entry and exit during school bus hours – NO WARNING.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Elaine Fulgieri 2nd Joyce Snadecky to approve/accept William Owens & Company’s Financial Statements for the 6 month period ended October 31, 2020

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

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Motion by Dale Kozek, 2nd by Tony Castrovinci to add Community Award Facebook and Wild Acres website and to include as a handout at Open

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	C
	Yes	Yes	Yes	Yes	

Motion Tabled – Dale Kozek to review Joyce Snadecky’s revisions, upd

Motion by Floyd Lee, 2nd Ed Castro to waive the three bid requirements Bylaws for the Pool 1 concrete project.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	
	Yes	Yes	Yes	Yes	

Motion PASSES

Motion by Dale Kozek 2nd Jim Paddock to award Northeast Site Cont

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	
	Yes	Yes	Yes	Yes	

Motion PASSES

Joe Jala and Bernice Jala left meeting at 11:55am

Motion by Floyd Lee and Elaine Fulgieri to approve write off requ

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	
	Yes	Yes	Yes	Yes	

Motion PASSES

Motion by Floyd Lee, 2nd Jim Paddock to adjourn meeting.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	
	Yes	Yes	Yes	Yes	

Meeting Adjourned 12:21pm.

Meeting minutes submitted by Dale Kozek, Board Secretary