

BOARD OF DIRECTORS MEETING

February 20, 2021

OPEN MEETING MINUTES-with corrections

Chairperson, Joyce Snadecky calls the meeting to order 10:20 AM
 Quorum Roll Call: Elaine Fulgieri, Bernice Jala, Joe Jala, Jim Paddock, Pat Larson
 Virtual Zoom – Ed Castro, Dale Kozek, Tony Castrovinci, Ilya Kivenson
 By phone: Floyd Lee

Also Present: Jill Odynsky, Director of Operations

Motion by Elaine Fulgieri 2nd by Bernice Jala to approve January 16th 2021 Closed Meeting Minutes

Chairperson Joyce Snadecky	President Jim Paddock	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Joe Jala	Floyd Lee	Ilya Kivenson	Pat Larson
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Absent	Abstain

Motion PASSES

Motion by Elaine Fulgieri 2nd Joe Jala to approve with corrections January 16th 2021 Open Meeting Minutes

Chairperson Joyce Snadecky	President Jim Paddock	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Joe Jala	Floyd Lee	Ilya Kivenson	Pat Larson
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Absent	Abstain

Motion PASSES

Motion by Jim Paddock 2nd Joe Jala to accept January 31st Treasurers Report

Chairperson Joyce Snadecky	President Jim Paddock	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Joe Jala	Floyd Lee	Ilya Kivenson	Pat Larson
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Absent	Abstain

Motion PASSES

Motion by Elaine Fulgieri, 2nd by Jim Paddock to accept proposed change in WALPOA Bylaws, Section 6.3 A - Open Bidding on Contracts
Change From:

The Board of Directors shall not enter into any contract on behalf of the Association in excess of \$10,000.00 before public advertising and posting for sealed bids from at least three (3) reputable firms or businesses regularly engaged in performing the work or providing the goods and material which would be the subject of the contract. The contract shall be awarded by the Board of Directors which shall not be required to accept the lowest bid but shall consider the amounts bid along with other factors they determine to be relevant. In the event that at least three (3) bids cannot be obtained, then, and in that event only, upon approval of three fourths (3/4) vote of the Directors then in office, said bid requirements may be waived or modified as the Board of Directors shall determine.

Change To:

The Board of Directors shall not enter into any contract on behalf of the Association in excess of \$15,000.00 before public advertising and posting for sealed bids from at least three (3) reputable firms or businesses regularly engaged in performing the work or providing the goods and material which would be the subject of the contract, **“with the exception of legal services, accounting services and lake management services.”** The contract shall be awarded by the Board of Directors which shall not be required to accept the lowest bid but shall consider the amounts bid along with other factors they determine to be relevant. In the event that at least three (3) bids cannot be obtained, then, and in that event only, upon approval of three fourths (3/4) vote of the Directors then in office, said bid requirements may be waived or modified as the Board of Directors shall determine.

Chairperson Joyce Snadecky	President Jim Paddock	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Joe Jala	Floyd Lee	Ilya Kivenson	Pat Larson
No	Yes	Yes	No	No	Yes	No	Yes	No	Absent	Abstain

Motion FAILS

BOARD OF DIRECTORS MEETING

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Motion by Ed Castro 2nd by Jim Paddock to change By Laws Section 10 Definitions (H) (ii)

Change From: "Capital Expenses" as used in this Article, shall mean all items of expenditure in excess of **\$1,000.00** in the aggregate for the purchase or improvement or real property, construction, reconstruction or improvement of the Association's building and structures and the purchase or acquisition of furniture, fixtures, equipment or machinery.

Change To: "Capital Expenses" as used in this Article, shall mean all items of expenditure in excess of **\$5,000.00 or up to \$10,000.00 in an emergency situation** in the aggregate for the purchase or improvement or real property, construction, reconstruction or improvement of the Association's building and structures and the purchase or acquisition of furniture, fixtures, equipment or machinery.

Chairperson Joyce Snadecky	President Jim Paddock	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Joe Jala	Floyd Lee	Ilya Kivenson	Pat Larson
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abstain

Motion PASSES

Motion by Elaine Fulgieri, 2nd by Joe Jala to make the following change to the Ad Hoc Preservation Program:

Change From: The sale of lots will be at the complete discretion of the Board by majority vote of the Board members present at the meeting. The Board of Directors will determine which lots will be placed in the program. The Board will also determine the schedule of prices for the lots, taking into consideration where these lots are located. The Board may utilize the assistance of a state licensed appraiser to assist them in assessing the value of the property if they deem it necessary.

Change To: The price of any lot will be set at market value at the beginning of the fiscal year. In the event the potential buyer disagrees with the lot amount, at their discretion, they can utilize the services of an appraiser to come up with another amount subject to Board approval.

Chairperson Joyce Snadecky	President Jim Paddock	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Joe Jala	Floyd Lee	Ilya Kivenson	Pat Larson

Motion TABLED

Motion by Jim Paddock 2nd Joe Jala

To change the word additional "dues" to additional "fees" under the Special Assessments section of the Preservation Program.

Chairperson Joyce Snadecky	President Jim Paddock	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Joe Jala	Floyd Lee	Ilya Kivenson	Pat Larson

Motion TABLED

Motion by Jim Paddock 2nd Ed Castro Administration Department - reallocate funds to cover costs - Funds transfer of \$5,000 from GL Codes 50101 Adm. Payroll Taxes and GL Code 50500 Admin Benefits to:

GL Code 51000 Admin Supplies - \$500.00, GL Code 51300 Admin Computer - \$1,000.00, GL Code 53400 Admin Copier Maintenance - \$1,000.00
GL Code 54010 Board Meeting Costs - \$1,500.00 and GL Code 55000 Website Service \$1,000.00

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abstain

Motion PASSES

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Motion by Dale Kozek 2nd Ed Castro Public Safety Dept to reallocate \$10,500,000 from GL Code 60500 Benefits \$8,000.00 and GL Code 50101-300 Payroll Taxes to GL Code 61200 – Uniforms \$3,000.00, GL Code 61300 Computer \$2,000, GL Code 61600 Equipment R&M \$1,500.00 and GL Code 67000 Gate Supply & Repair - \$4,000.

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abstain

Motion PASSES

Motion by Elaine Fulgieri 2nd by Jim Paddock Maintenance Department to reallocate funds to cover costs of \$10,500.00 from GL Code 50101-400 Payroll Taxes \$3,000.00, GL Code 71100 Maintenance Fuel \$5,500.00 and GL Code 76000 Road Repair \$2,000.00 to GL Code 71400 Tool/Equipment \$3,000.00, GL Code 73300 Bldg/Maint \$5,500.00 and GL 78000 Contract Svc \$2,000.

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abstain	Abstain

Motion PASSES

Motion by Elaine Fulgieri 2nd by Jim Paddock to adjourn meeting.

Chairperson Joyce Snadecky	President Jim Paddock	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Joe Jala	Floyd Lee	Ilya Kivenson	Pat Larson
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Meeting Adjourned 12:48pm.

Meeting minutes submitted by Dale Kozek, Board Secretary