

WALPOA Open Meeting  
Delaware Township Building

April 16, 2022

Meeting started 10:08am

Chairman Floyd Lee

Attendees: Bernice Jala, Joe Jala, Elaine Fulgieri, Jim Paddock, Rick Resnick, Jeff Dembiak, Dale Kozek

Zoom attendees William Sarro, Eddie Castro

Motion by Joe Jala 2<sup>nd</sup> by Dale Dembiak

Motion to Approve Treasure report

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	YES	YES	ABSTAIN	YES	YES	YES	ABSTAIN	ABSENT

Motion Passed

Motion by Joe Jala 2<sup>nd</sup> by Elaine Fulgieri

Motion to Approve March 19,2022 Open Meeting Minutes

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	YES	YES	YES	YES	YES	YES	ABSTAIN	ABSENT

Motion Passed

Motion by Rick Resnik 2<sup>nd</sup> by Dale Kozek

Motion to Waive 3 bid Rule

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	YES	YES	YES	YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Rick Resnik 2<sup>nd</sup> by Jim Paddock

Motion to Accept Strand Pool Bid to repair Wading Pool \$25,829.50

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	ABSENT	YES	YES	YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Jim Paddock 2<sup>nd</sup> by Rick Resnik

Motion to Accept Wayne Lawn Care bid for \$12,590.00

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	ABSENT	YES	YES	YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Jim Paddock 2<sup>nd</sup> by Jeff Dembiak

Motion to Accept Strand Pool Supply LLP bid for pool #1 \$7395.00 and Pool #2 \$10995.00

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	ABSENT	YES	YES	YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Joe Jala 2<sup>nd</sup> by Jim Paddock

Motion to Write of Block 1411 Lot 03 Section 14 \$18,036.17 Repository Sale

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	ABSENT	YES	YES	YES	YES	YES	ABSTAIN	ABSENT

Motion Passed

Motion by Rick Resnik 2<sup>nd</sup> by Jeff Dembiak

Motion to Write of Block 1105 Lot 17 Section 11 \$9,516.45 Bankruptcy

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	ABSENT	YES	YES	YES	YES	ABSTAIN	YES	ABSENT

Motion Passed

Motion by Rick Resnik 2<sup>nd</sup> by Jeff Dembiak

Motion to edit Section 2.3 Item (d) To comply at all times with **DEEDS AND COVENANTS**, Rules and Regulations of the Association and these By-Laws and to be responsible for the like compliance by family members, guests, tenants and invitees.

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	ABSENT	YES	YES	YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Rick Resnik 2<sup>nd</sup> by Jeff Dembiak

Motion to edit Section 2.5 Item (b) The vote of a Corporation or **OTHER ENTITY** owning lot(s) shall be cast by such person as may be authorized by action of its governing body evidenced by a duly certified document

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	ABSENT	YES	YES	YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Rick Resnik 2<sup>nd</sup> by Dale Kozek

Motion to add to Section 2.8 Item (A) **An Election held pursuant to the election procedure set forth in this section 2.8 shall not be required when it is an uncontested election, meaning there are the same number of, or less candidates than the total number of vacancies that exist. In such and uncontested election, there is no need for a formal vote by ballot and the election will be decided by acclamation.**

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	ABSENT	YES	YES	YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Rick Resnik 2<sup>nd</sup> by Jeff Dembiak

Motion to add to Section 2.8 Item **(B) Any member who previously served on the Board of Directors and was removed from his or her seat for cause by the Court in legal proceeding (in accordance with Section 3.0 of the By-Laws) shall not be qualified to be a member of the Board of Directors and may not be nominated for election.**

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	ABSENT	YES	YES	YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Rick Resnik 2<sup>nd</sup> by Dale Kozek

Motion to add to Section 2.8 Item **(C) Term Limits Directors may serve a maximum of two (2) consecutive three (3) year terms. Should a Director who serves two (2) consecutive (3) year terms wish to run for election to serve again at the expiration of his or her second three (3) year term, the Director must wait at least one (1) year to run for election.**

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	NO	NO	ABSENT	ABSTAIN	NO	NO		ABSTAIN	YES	ABSENT

Motion Failed

Motion by Rick Resnik 2<sup>nd</sup> by Jeff Dembiak

Motion to add to Section 2.8 Item **(D) If a board member serves the majority of a 2<sup>nd</sup> three (3) year term, they may not be appointed during that one (1) year unless there are no other candidates.**

Motion tabled

Motion by Rick Resnik 2<sup>nd</sup> by Jeff Dembiak

Motion to add to Section 2.8 Item **(E) Any member on the same deed may not serve on the board at the same time.**

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	NO	NO	ABSENT	ABSTAIN	NO	NO		ABSTAIN	YES	ABSENT

Motion Failed

Motion by Rick Resnik 2<sup>nd</sup> by Jeff Dembiak

Motion to change Section 6.3 Open bidding on contracts Item change to: **(A) 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. 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 fourth (3/4) vote of the Directors then in office, said bid requirements may be waived or modified as the board of Directors shall determine.**

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	NO	NO	ABSENT	YES	NO	NO	YES	YES	YES	ABSENT

Motion Passed

Motion by Rick Resnik 2<sup>nd</sup> by Jeff Dembiak

Motion to Close Meeting

Floyd Lee Chairman	Bernice Jala	Joe Jala	Elaine Fulgieri	Rick Resnick	William Sarro	Jeff Dembiak	Dale Kozek	Jim Paddock	Eddie Castro	Vadim Knyazev
	YES	YES	ABSENT	YES	YES	YES	YES	YES	ABSENT	ABSENT

Motion Passed