

WALPOA BOD Open Meeting — 06/17/23

Delaware Township Municipal Building

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**

Absent: 0

- Meeting called to order by COB at 10:10 am
- Pledge of Allegiance
- Roll call

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Abstain	Yes	Yes	Yes	Yes	Yes	Abstain	Yes	Yes	yes

Motion Passes 8-2 Abstain

- 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
- Treasurers Report is delayed until next week- requesting report on billable properties

- Motion by Terasa Tarquini (2nd by Chris Koch) to table Treasurer’s report

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yess

Motion Passes 10-0

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	YES	YES	YES	YES	YES	YES	Yes	Yes	yes

Motion Passes 10-0

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 10-0

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 10-0

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 10-0

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abstain

Motion Passes 10-1 Abstain

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Passes 10-0

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 10-0

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 10-0

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Passes 10-0

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	yes	Abstain	No	Abstain	Yes	Yes	yes	No

Motion Passes 6-2-2 Abstain

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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Abstain	Yes	Yes	yes

Motion passes 9-1

- Stephen Rose dropped off via phone at 12:05 pm

Q&A

- Marluca's 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

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion passes 10-0

