

BOARD OF DIRECTORS MEETING
August 15, 2020
OPEN MEETING MINUTES –w/corrections

Chairman George Aikens calls the meeting to order 10:20 AM

Quorum Roll Call:

George Aikens, Elaine Fulgieri, Bernice Jala, Joe Jala, Dale Kozek, Floyd Lee, Jim Paddock, Joyce Snadecky, Debra Sibirtzeff

Also present, Jill Odynsky, Director of Operations

Welcome to our 2 new Board Members:

1. Edward Castro
2. Tony Castrovinci

Motion by Jim Paddock 2nd by Joe Jala to approve July 18th Open meeting minutes

Chairman George Aikens	President Joyce Snadecky	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff	Edward Castro	Tony Castrovinci
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abstain	Abstain	Abstain

Approved with correction of Elaine Fulgieri from no to yes to adjourn meeting on the July 18, 2020 Open Board Meeting minutes.

Motion by Floyd Lee 2nd by Debra Sibirtzeff accept July Treasurer's report.

Chairman George Aikens	President Joyce Snadecky	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff	Edward Castro	Tony Castrovinci
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Abstain	Abstain	Abstain

Motion: Passed

Motion: Dale Kozek 2nd by Elaine Fulgieri to approve a Variance Request – Reallocation of funds for signs \$3,500.00 from Benefits/Maintenance GL account 70500 to Signs GL account 67600.

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

Motion: Passed

Motion: WALPOA Lot Purchase Block 1506, Lot 40 Section 15 – Initial motion rescinded.

Chairman George Aikens	President Joyce Snadecky	Vice President Bernice Jala	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff	Edward Castro	Tony Castrovinci

Motion: Dale Kozek 2nd by Jim Paddock - WALPOA Lot Purchase Block 1506, Lot 40 Section 15 — Amended motion to include that the lot to be purchased with condition of Attorney review and determine that the lot is not a part of common area.

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

Motion: Passed

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Motion: Floyd Lee and 2nd by Jim Paddock: item for capital ballot to allocate \$100,000 towards down payment for the Club House replacement project

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

Motion: Passed

6. Motion: Jim Paddock and 2nd by Tony Castrovinci – item for capital ballot to allocate but not to exceed \$25,000 toward Fawn Lake repairs.

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

Motion: Passed

Motion: Floyd Lee and 2nd by Joyce Snadecky - 2017 Hardship Letter 006050200 – Request to discharge debt. No reduction in account outside of guidelines. To be reviewed with attorney and to be authorized by the Director of Operations

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

Motion: Passed.

NOTE: Debra Sibirtzeff accepted the position of Chairperson for the Ad Hoc Preservation Program Committee
 Legality Review: Prior Adjustments were made without the Board's approval and membership's votes.

Motion: Floyd Lee and 2nd by Debra Sibirtzeff to adjourn the meeting

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

Meeting adjourned 12:55pm

Minutes submitted by Dale Kozek, Secretary of the Board