

WALPOA BOD Open Meeting 04/20/24

The Pavilion at the WALPOA bus stop on Wild Acres Drive

Present: **Steve Tarquini, Terasa Tarquini, William Sarro, Jeff Dembiak, Chris Koch, Elaine Farkas, Steve Demmo, Rich Bailo, Bill Fells, Joe Jala**

Absent: **Susanna Dubinskaya**

Meeting is called to order: 10:06 am

- Motion by Chris Koch (2nd by Rich Bailo) to approve the Open meeting minutes from March 16, 2024

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X		Absent			Absent	Absent	Abstain			Absent

Motion Tabled due to no quorum

- Motion by Rich Bailo (2nd by Terasa Tarquini) to recall board member Susanna Dubinskaya’s board seat due to 3 unexcused absences as per WALPOA Bylaws.

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

Motion Passes 6 Yes 4 Absent

Announcement of open board seats: (1) Seat available please put in a letter of interest at the Administration Building

Director of Operations Report read by

- Doo Report- read by DOO
- Collections
- Maintenance
- Public Safety
- Recreation

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- Motion by Chris Koch (2nd by Bill Fells) to approve a variance on the Preservation Program application for Thiery-Goldsmith.

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X	Yes	Absent	Yes	Yes	Absent	Absent	Yes	Yes	Yes	Absent

Motion Passes 6 Yes, 4 Absent

- Motion by Chris Koch (2nd by Bill Fells) to Motion to approve Write-Offs Account #1214-04 in the amount of \$16,285.96 due to Foreclosure.

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X	Yes	Absent	Yes	Yes	Absent	Absent	Yes	Yes	Yes	Absent

Motion Passes 6 Yes, 4 Absent

- Motion by Chris Koch (2nd by Rich Bailo) to approve the pay scale for the fiscal year 2024-2025 operating budget.

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

Motion Passes 6 Yes, 4 Absent

Treasurer's Report

- March 2024 Financial Report
- Motion by Rich Bailo (2nd by Chris Koch) to accept the March 2024 Financial Report

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

Motion Passes 6 Yes, 4 Absent

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Committee Report

- Budget & Finance- Bill Fells will host a meeting on 4/23 at 6 pm
- Public Safety- Steven Demmo
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak read by DOO
- Capital Improvements/Maintenance- Rich Bailo will plan a meeting in May
- Bylaws Committee-
- Communications Committee- Chris Koch
- Beautification Committee- Terasa Tarquini
- Rules & Regulations Committee- Steve Tarquini

Awarding of Contracts/Bids

a. Seasonal Landscape Services (6) Bids Opened

Pocono Designs LLC	\$12,875
Wayne’s Lawncare	\$25,500
Bowker & Sons	\$40,000
AAF Landscaping	\$116,837
Drop Zone Tree Service	\$17,600
Strauser Natures Helpers	\$21,728

b. Lake Treatment Services (2) Bids Opened

Aqualink Option 1	\$26,750
Aqualink Option 2	\$28,975
Nature Works	\$30,352

c. Concessionaire Agreement (0)

- Motion by Bill Fells (2nd by Chris Koch) to table the Landscaping bids pending quantification and evaluation of bids received. Bid to be awarded on 4/24/24 at an Emergency Meeting.

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

Motion Passes 6 Yes, 4 Absent

- Motion by Rich Bailo (2nd by Chris Koch) to waive the 3-bid requirement for Lake Treatment due to only receiving 2 Bids

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X	Yes	Absent	Yes	Yes	Absent	Absent	Yes	Yes	Yes	Absent

Motion Passes 6 Yes, 4 Absent

- Motion by Rich Bailo (2nd by Joe Jala) to table the Lake treatment pending quantification and evaluation of bids received. Bid to be awarded on 4/24/24 at an Emergency Meeting.

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X	Yes	Absent	Yes	Yes	Absent	Absent	Yes	Yes	Yes	Absent

Motion Passes 6 Yes, 4 Absent

- **Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading (0)**
- **Other Unfinished Business**
- **Status of the North Lake Project**
- **Status of the Clubhouse**
- **Open FDIC account for Capital and Dam assessment accounts**
- **New Business**
 - A. Motion to establish an Ad-Hoc Emergency Management Committee (Tabled)
 - B. Motion to discontinue Digital broadcasting/Live Streaming of Board Meetings (Tabled)
 - C. Motion to discontinue Director attendance for Board Meetings via Digital Broadcasting/Live Streaming. (Tabled)
 - D. Motion to approve closing dormant bank accounts, transferring funds to operating and capital at the recommendation of the Treasurer. (Tabled)
- Proposed changes to the R&R and policies on first reading (0)
 - Motion by Rich Bailo (2nd by Bill Fells) to table New Business a, b, c pending written guidelines

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X	Yes	Absent	Yes	Yes	Absent	Absent	Yes	Yes	Yes	Absent

Motion Passes 6 yes, 4 Absent

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- Motion by Rich Bailo (2nd by Bill Fells) to restrict any Dam spending on all lakes except North Lake and Lower Fawn Lake.

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X	Yes	Absent	Yes	Yes	Absent	Absent	Yes	Yes	Yes	Absent

Motion Passes 6 Yes, 4 Absent

- Motion by Rich Bailo (2nd by Bill Fells) to not review the previous votes on a final decision on request for a variance by Bolkun from Septic setback Requirement

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

Motion Passes 6 Yes, 4 Absent

- Motion by Rich Bailo (2nd by Chris Koch) to accept Deed back on property 1904-50 section 19 Not to be put in preservation at this time

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X	Yes	Absent	Yes	Yes	Absent	Absent	Yes	Yes	Yes	Absent

Motion Passes 6 Yes, 4 Absent

Communications (a) written and (b) oral petitions, hearing and comments by members.

Q&A:

- Boat rack at Marina
- Clubhouse project update- Zoning variance, Land Development
- Bid approval/Bid Policy
- Speeding throughout the Community/Line painting
- Goose Adling contracts
- Sandspring Lake Valve opening/Log keeping
- Untidy lot summons
- Treasurer's reports
- Environmental Committee report
- Check Signers
- Potholes at entrance, mail room

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- Record keeping/Passwords
- Banking/Check signers
- Zoom
- Tent
- ADA Pool chair lift
- Memorial Park Usage
- Quorum/Mail-In Ballots

- Motion by Chris Koch (2nd by Rich Bailo) to add Bill Fells as a check signer.

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X	Yes	Absent	Yes	Yes	Absent	Absent	Yes	Yes	Yes	Absent

Motion Passes 6 Yes, 4 Absent

- Motion by Rich Bailo (2nd by Chris Koch) to close the Meeting at 12:20

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

Motion Passes 6 Yes, 4 Absent