

WALPOA Open Meeting 01/20/2024

Delaware Township Building

Present: **Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro via phone/zoom, Jeff Dembiak, Chris Koch via phone (left early), Elaine Farkas via phone, Steve Demmo, Rich Bailo**

Absent: **Susanna Dubinskaya**

Meeting is called to order: 10:05am

- Motion by Bill Sarro (2nd by Jeff Dembiak) to approve the Open meeting minutes from December 16, 2023

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

Motion Passes 5-3 Abstain- 1 Absent- 1 Vacant

Announcement of open board seat(s)- 1 seat open. Accepting letters in interest in office.

Director of Operations Report

- Doo Report- Read by Laura Jones
- Collections- Read by Laura Jones
- Maintenance- Read by Laura Jones
- Public Safety- Read by Laura Jones
- Recreation

Treasurer's Report

- Financials- Read by Laura Jones
-December 2023 report
- Steven Demmo named as Interim Treasurer
- Motion by Steve Demmo (2nd by Jeff Dembiak) to accept the December 2023 financial report as read by Laura Jones

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

Motion Passes 5-1 No- 1 Abstain-2 Absent (Chris Koch dropped off the phone)-1 vacant

Committee Report

- Budget & Finance- No chair
- Public Safety- Steven Demmo- Will schedule a meeting soon
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Rich Bailo
- Bylaws Committee- Susanna Dubinskaya absent
- Communications Committee- Chris Koch
- Beautification Committee- Terasa Tarquini
- Rules & Regulations Committee- Steve Tarquini

Awarding of Contracts/Bids

-Bid for Maintenance truck opened

- Motion by Jeff Dembiak (2nd by Rich Bailo) to waive the three-bid requirement due to low response

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

Motion Passes 7- 2 Absent- 1 Vacant

- Motion by Joe Jala (2nd by Jeff Dembiak) to approve the purchase of the 2023 Ford F450 estimate #1147 from Lowes Sales and Service in the amount of \$94,905.05

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

Motion Passes 7-2 Absent- 1 Vacant

Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading

Other Unfinished Business

- Status of North Lake Dam Project and funding plan
- Status of the Clubhouse project
- Status of the handicap lift chair approved 8/2023- 2 lifts purchased
- Department liaisons tables 8/2023
- Proposed Committee Policy tabled 12/16/23
- Proposed Amendment to R&R Article XXI, School Bus stop tabled 12/16/23
- Proposed Amendment to R&R Article XXII, Procedures for Enforcement tabled 12/16/23

New Business

- Resignation of Director Stephen Rose
- Delaware Township CERT presentation- Matthew Light (Fema 100/700 Certification course)
- Request for Hearing Board Committee- E. Castro
- Request to Write off Account 1006-23 in the amount of \$50,807.96

- Motion by Terasa Tarquini (2nd by Steven Demmo) to appoint Eddie Castro to the Hearing Board

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

Motion Passes 5-2 No 2 absent- 1 vacant

- Motion by Rich Bailo (2nd by Terasa Tarquini) to Write off Account 1006-23 in the amount of \$50,807.96

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

Motion Passes 6-1 Abstain- 2 Absent- 1 Vacant

Proposed changes to the R&R and policies on first reading

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

Membership Q&A

- Fawn lake and North Lake Dam projects, providing Engineer/Subcontractor payments
- E. Castro financial concern over staffing a DOO and an Office Manager/letter to employees regarding giving out advice to residents
- Accountability of Board members attending in person during BOD meetings and Committee meetings
- Resignation of Treasurer/Wild Acres Lakes website updated
- Bank reconciliation signed by DOO as well as Treasurer or Chairman of BOD
- Zoom log ins

- Motion by Terasa Tarquini (2nd by Elaine Farkas) to close the meeting at 1:07p

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

Motion Passes 7- 2 Absent- 1 vacant