

WALPOA BOD Open Meeting 10/21/23

Delaware Township Building

Present: **Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro, Jeff Dembiak, Chris Koch, Elaine Farkas via phone, Steve Demmo, Susanna Dubinskaya via Zoom, Rich Bailo**

Absent: **Stephen Rose unexcused**

Meeting is called to order: 10:16 am

- Motion by Chris Koch (2<sup>nd</sup> by Joe Jala) to approve the Open meeting minutes from September 16, 2023

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	Abstain	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7- 2 Abstain- 1 Absent

Welcoming/Introduction of new DOO Laura Jones

Announcement of open board seats

**Director of Operations Report**

- Doo Report- Read by Jackie
- Collections- Read by Jackie
- Maintenance- Read by COB Tarquini
- Public Safety- Read by COB Tarquini
- Recreation- Read by COB Tarquini

**Treasurer’s Report**

- Financials
  - (i) July Report
  - (ii) August Report
  - (iii) September Report

- Motion by Terasa Tarquini (2<sup>nd</sup> by Rich Bailo) to accept July 2023 Treasurers 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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

- Motion Passes 8- 2 absent  
(Susanna Dubinskaya left Zoom due to a Drs appt at approximately 10:43 Am)
- Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak ) to table August and September 2023 Treasurers 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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 8-2 Absent

**Committee Report**

- Budget & Finance- Stephen Rose
- Public Safety- Steven Demmo
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Rich Bailo
- (i) 9/15/23
- (ii) 9/29/23
- Bylaws Committee- Susanna Dubinskaya absent
- Communications Committee- Chris Koch
- Beautification Committee- Terasa Tarquini
- Rules & Regulations Committee- Steve Tarquini

- **Awarding of Contracts/Bids**

Pool 2 Resurfacing- Tabled on 9/16/23  
Re-read Strand Pool Bid

- Motion by Chris Koch (2<sup>nd</sup> by Steve Demmo) to accept Strand Pool 2 Resurfacing contract not to exceed \$120,000.

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 8- 2 Absent

- **Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading**
- Add to Article- 1- Definitions  
9. Firearm- any device which will, or is, designated to expel a projectile, ball, slug, pellet, missile, or bullet; excluding Nerf guns and/or Airsoft guns.

- Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to accept the proposed changes to the R&R- Add to Article- 1- Definitions:  
9. Firearm- any device which will, or is, designated to expel a projectile, ball, slug, pellet, missile, or bullet; excluding Nerf guns and/or Airsoft guns.

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

Motion Passes 6-1 No- 1- Abstain- 2 Absent

- **Other Unfinished Business**
- Status of the Clubhouse- Engineer working on septic design
- Open FDIC account for Capital and Dam assessment accounts
- **New Business**
  - Acknowledgement of Capital meeting results
  - Add Ed Castro to the Hearing Board
  - Hearing Board procedure complaint
  - Approve the 2022-2023 Audit
- **Proposed changes to the R&R and policies on first reading**
- **Communications (a) written and (b) oral petitions, hearing, and comments by members.**
- Motion by Rich Bailo (2<sup>nd</sup> by Joe Jala) to table the approval of the 2022-2023 Audit pending the Finance Committee for recommendation.

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion passes 8- 2 Absent

- Motion by Rich Bailo (2<sup>nd</sup> by Jeff Dembiak) to write off \$34,173.14 on account number 806-08 due to Judicial Sale with added dues/interest from 9/20/2020

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	No	Yes

Motion Passes 7-1 No- 2 Absent

- Motion by Rich Bailo (2<sup>nd</sup> by Terasa Tarquini) to write off \$26,356.90 on account 1801-21 due to Repository sale.

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

Motion Passes 7- 1 No- 2 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro ) to write off Write off \$115,440.30 on account number 1801-22 due to Repository Sale

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 8- 2 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to write off \$30,169.44 on account number 1801-27 due to Repository Sale

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 8- 2 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to Write off \$29,239.24 on account number 404-69 due to Repository Sale

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	No	Yes

Motion Passes 8- 2 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Rich Bailo) to Write off \$1,085.56 on account number 2203-02 due to Repository Sale

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	No	Yes

Motion Passes 8- 2 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Rich Bailo) to Write off \$9,528.43 on account number 1904-36 due to Repository Sale

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 8- 2 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to accept the RKR Hess changes to the draft plans and bid specs for the North Lake Dam project for \$56,000.

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	No	Abstain

Motion Passes 6-1 No-1 Abstain- 2 Absent

- Motion by Terasa Tarquini (2<sup>nd</sup> by Joe Jala) to close the meeting at 12:59

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

Motion Passes 8- 2 Absent