

WALPOA BOD Open Meeting 11/18/23

Delaware Township Building

Present: **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, Steve Tarquini**

Meeting is called to order: 10:21 am

- Motion by Rich Bailo (2nd by Bill Sarro) to approve the Open meeting minutes from October 21, 2023

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

Motion Passes 7-1 Abstain- 2 Absent

Announcement of open board seats

Director of Operations Report

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

Treasurer’s Report- Treasurer is absent. Month to month and year to date expenses were read out loud by DOO Laura

- Financials
- September Report
- October Report

Committee Report

- Budget & Finance- Stephen Rose Absent
- Public Safety- Steven Demmo
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Rich Bailo
- Bylaws Committee- Susanna Dubinskaya
- Communications Committee- Chris Koch
- Beautification Committee- Terasa Tarquini House decorating contest Dec. 22nd
- Rules & Regulations Committee- Steve Tarquini Absent

- **Awarding of Contracts/Bids-None**

- Motion by Chris Koch (2nd by) to move Undesignated Capital funds from The Dime bank to MBT /ICS Money market acct

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

Motion Tabled with no second (Pending a recommendation from Budget/Finance Committee)

- **Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading- None**
 - **Other unfinished business- None**
 - **Status of Clubhouse project- Update read**
 - **Open FDIC account for capital and dam assessment accounts**
 - **New Business**
 - **24/25 Operating Budget**
 - **Special payment plan and policy**
 - **Deed back request and policy**
 - **Dam project update**
 - **Vehicle maintenance proposal**
- Motion by Terasa Tarquini (2nd by Elaine Farkas) to approve the 2022/2023 Audit Draft

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

Motion Passes 4-2-2 Abstain-2 Absent

- Motion by Terasa Tarquini (2nd by Bill Sarro) to accept the Proposed Special payment plan policy dated 11/18/2023 striking the UPCA language from the policy

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

Motion Passes 7-1 Abstain-2 Absent

- Motion by Terasa Tarquini (2nd by Bill Sarro) to accept the Proposed Deedback in Lieu/Deedback of Assessments Policy dated 11/18/2023

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

Motion Passes 8- 2 Absent

- Motion by Terasa Tarquini (2nd by Jeff Dembiak) to approve the write off from acct #1303-35 in the amount of \$11,048.86 due to foreclosure

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

Motion Passes 7-1 Abstain-2 Absent

- Motion by Chris Koch (2nd by Terasa Tarquini) to approve the write off from acct #1210-13 in the amount of \$20,774.03 due to foreclosure

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

Motion Passes 7-1 Abstain- 2 Absent

- Proposed changes to R&R and policies on first reading
- Motion by Bill Sarro (2nd by Jeff Dembiak) to accept the Vehicle Maintenance proposal from Velocity Automotive Mobile Mechanic

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

Motion Fails 4-3-1 Abstain- 2 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to approve 2024/2025 Operating budget at 10.5% dues increase for a total operating budget of \$1,978,848

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

Motion Passes 5-3-2 Absent

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

Q&A

Closed BOD meeting discussion topics

Committee Reports in board packets

Treasurer Rose has missed 3 meetings

Operating budget/Preserved lots increase

Budget & Finance Committee concerns/ Payment plan (dues increase concern)

Cut backs needed in spending/Income source

Culvert pipe clearing

Recreation shed/Permits needed

Dam- last signature still needed

Maintenance- Plow truck drivers

Bid notice is in the paper for new truck

Marlucas contract for concession

Treasurers Report missing/Balance sheet by DOO

Zoom mic

- Motion by Bill Sarro (2nd by Terasa Tarquini) to close the meeting at 1:00

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	Absent	Yes	x	Yes

Motion Passes 8-2 Absent