

**WALPOA Board of Directors
Open Meeting 12/16/2023
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

Absent: Steven Rose- 3rd unexcused absence, Rich Bailo- 2nd unexcused absence

Meeting is called to order: 10:16am

Roll Call

Motion by Chris Koch (2nd by Jeff Dembiak) to approve the Open meeting minutes from November 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
X	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 8-2 Absent

Announcement of open board seats- None

Director of Operations Report read by

- Doo Report- DOO Bus stop ice buildup, Update on septic for Clubhouse project, design plan is in progress, which is part of the application process, Strand Pool contract renegotiated, MarLucas
- Collections- payment plans/past due collections
- Maintenance- No bids have come in for Maintenance truck as of the deadline, pothole repairs, tree limb removal
- Public Safety
- Recreation- Recreation storage shed request, Festival of lights, Bingo license

Treasurer's Report

- Financial statements provided by DOO in the absence of Treasurer
- September Report
- October Report
- November Report read by DOO/copies were provided to the members of the audience

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Motion by Chris Koch (2nd by Steve Demmo) to acknowledge the receipt of the November Financial report prepared and presented by the DOO in the absence of the BOD Treasurer

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

Motion Passes 6-2 Abstain-2 Absent

Committee Report

- Budget & Finance- Stephen Rose Absent
- Public Safety- Steve Demmo
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Rich Bailo absent
- Bylaws Committee- Susanna Dubinskaya
- Communications Committee- Chris Koch
 1. Beautification Committee- Terasa Tarquini House decorating contest 12/22 Judging begins at 7 pm
- Rules & Regulations Committee- Steve Tarquini

Motion by Steve Demmo (2nd by Susanna Dubinskaya) to accept the recommendation of Motion 1 of the November 30th Budget and finance committee: The budget and finance committee makes the recommendation to the Board of Directors that the following shall be included in the monthly board packets, bank reconciliations shall be attached to the Operating and Capital balance sheets and income/expense statements to verify accuracy. Furthermore, both the Treasurer and DOO should sign the bank reconciliations and balance sheets to indicate their review and approval.

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

Motion Passes 8-2 Absent

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Motion by Steve Demmo (2nd by Joe Jala) to accept the recommendation of Motion 2 of the November 30th Budget and Finance committee: Budget and finance committee makes a recommendation to the Board of directors that the Capital Dam Assessment money be moved from Dime Bank to the managed NBT Bank ICS Deposit account. This action will achieve diversity of funds, keep within the FDIC limit, and should produce higher interest earnings.

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

Motion Passes 7-1 Abstain- 2 Absent

Motion by Terasa Tarquini (2nd by Jeff Dembiak) to accept the recommendation of Motion 3 of the November 30th Budget and Finance committee: Budget and finance committee makes a recommendation to the Board of Directors to close the dormant Wells Fargo Operating account and transfer the monies to Dime Bank operating account to consolidate all operating money into one bank.

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

Motion Passes 8-2 Absent

Motion by Chris Koch (2nd by Bill Sarro) to accept the recommendation of the By Laws committee dated November 9, Motion 1, article 3 section 3.2 Number of directors term limits

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

Motion Fails 4-5 no- 2 Absent

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Motion by Steve Demmo (2nd by Bill Sarro) to accept the recommendation of the Bylaws committee dated 11/9, Motion 2 section 3.10 Directors meeting quorum section E to change the number of BODs needed to hold emergency meetings from three (3) to five (5) BOD members.

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

Motion Passes 6-1-1 Abstain- 2 absent

Motion by Chris Koch (2nd by Bill Sarro) to accept the recommendation of the bylaws committee dated 11/9, Motion 3, section 3.11 standing committees to amend the wording for committee volunteers.

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

Motion Passes 8-2 Absent

Awarding of Contracts/Bids

Other Unfinished Business

- a) Status of Clubhouse project
- b) Open FDIC account for capital and dam assessment accounts
- c) Status of handicap lift chair approved August 2023
- d) Status of Colonial Ct dumpsite

New Business

- Write off uncollectable accumulated debt.

Motion by Chris Koch (2nd by Jeff Dembiak) to write off uncollectable accumulated debt in the amount of \$1,180,816.46 due to Repository sales.

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

Motion Passes 6-2 Abstain-2 Absent

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- Request for Recreation dept shed purchase- Denied as a non-approved expense
- Proposed changes to the R&R and policies
- Proposed Committee policy upon first reading Bylaws 3.12 Powers, articles 1-4
- Proposed Write off Policy
- Proposed Amendment to R&R Article XXI, School bus stop first reading Deferred to Public Safety Committee
- Proposed Amendment to R&R Article XXII, Procedures for Enforcement first reading- Deferred to R&R Committee
- Bylaws Committee Proposed Amendments

Motion by Bill Sarro (2nd by Jeff Dembiak) to accept the Proposed Committee policy upon first reading under Bylaws 3.12- Powers, articles 1-4 striking article #4-committee minutes.

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X	Absent	-	-	-	-	-	Absent	-	-	-

Motion Tabled after discussion due to further discussion on wording being needed by BOD

Motion by Chris Koch (2nd by Bill Sarro) to adopt the write-off/request for reduction of Accounts Receivable Policy

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

Motion Passes 6-2 Abstain- 2 Absent

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

Q&A

Sandspring lake vegetation growing.

BOD members attending in person

Handicap pool chair lift

Untidy lots

Sewer system on the SOS lots that the water company took over

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Members/visitors gate being opened before Members

E. Castro comments on his court decision on 7/12/23- DOO is going to research the matter on Monday 12/18

Stroud Ct. culvert pipe/request for paving of road complaint originally dated August 8, 2022

Operating budget- Sweep acct.

Capital- 6-month CD matured in September

Bylaws committee 3 out of 5 motions presented

Status of CH Adhoc committee

Is there video/audio in the conference room/Need for office staff present during committee meetings? answer: There is video only, no audio in conference room.

Motion by Bill Sarro (2nd by Chris Koch) to close the meeting at 1:32 pm

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

Motion Passes 8-2 absent