

WALPOA BOD Open Meeting 06/15/2024

Delaware Township Building

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

Absent: **Bill Fells**

Meeting is called to order: 10:13 am

- Motion by Chris Koch (2<sup>nd</sup> by Joe Jala) to approve the Open meeting minutes from May 18, 2024

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Abstain	Yes	Yes	Yes	Abstain	Absent	Yes	YES	Yes

Motion Passes 7-2 Abstain-1 Absent

Announcement of open board seat(s)-0

- Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to appoint Steve Tarquini as Chairman of the board

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

Motion Passes 9-1 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to appoint Rich Bailo as Vice President of the board

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

Motion Passes 9-1 Absent

- Motion by Steve Tarquini (2<sup>nd</sup> by Bill Sarro) to appoint Steve Demmo as President of the board

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

Motion Passes 9-1 Absent

- Motion by Steve Tarquini (2<sup>nd</sup> by Bill Sarro) to appoint Bill Fells as Treasurer

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

Motion Passes 9-1 Absent

- Motion by Steve Demmo (2<sup>nd</sup> by Chris Koch) to appoint Terasa Tarquini as Secretary of the board

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

Motion Passes 9-1 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to appoint for Jeff Dembiak, Chris Koch, Steve Tarquini and Steve Demmo to the Executive committee of the board

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

Motion Passes 9-1 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to nominate Jeff Dembiak, Bill Sarro, Rich Bailo and Terasa Tarquini to the Grievance Committee

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

Motion Passes 9-1 Absent

- Motion by Terasa Tarquini (2<sup>nd</sup> by Jeff Dembiak) to nominate Bill Sarro as liaison of the Hearing board

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

Motion Passes 8-1 Abstain-1 Absent

**Director of Operations Report**

- Doo Report- Read by DOO (Spongy Moths, Potholes, Pool 1, Ford Explorer Insurance payoff received, Lake Treatment, Ford F350 repaired, Bylaw amendment resolution, Clubhouse project status update, North Lake dam project status)
- Collections- read by DOO
- Maintenance- read by DOO
- Public Safety- read by Steve Tarquini
- Recreation  
Steve Demmo left briefly to return

**Treasurer’s Report**

- Financials  
May 2024 Financial report
- Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to table the Treasurers report

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Left briefly	Yes

Motion Passes 8-2 Absent

**Other Unfinished Business**

- Status of North Lake Dam Project and funding plan
- Status of the Clubhouse project
- Motion to establish an Ad-Hoc Emergency Management Committee
- **New Business**
- Motion to approve write offs-0
- Announcement of Board officers
- Announcement of Committee Liaisons
- Motion by Rich Bailo (2<sup>nd</sup> by Chris Koch) to establish an AD-HOC Emergency Management Committee

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Left briefly	Yes

Motion Passes 8-2 Absent

- Motion by Terasa Tarquini (2<sup>nd</sup> by Bill Fells) to appoint Rich Bailo as liaison of the AD-HOC Emergency Management Committee

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Abstain	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Left briefly	Yes

Motion Passes 7- 2 absent-1 Abstain

### Committee Report

- Budget & Finance- Bill Fells
- Public Safety- Steven Demmo
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Rich Bailo
- Bylaws Committee- Bill Sarro
- Communications Committee- Chris Koch
- Beautification Committee- Rebecca Gray
- Rules & Regulations Committee- Steve Tarquini

Steve Demmo returns

- **Awarding of Contracts/Bids (0)**
- **Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading**
- **Proposed changes to the R&R and policies on first reading- None**
- **Communications (a) written and (b) oral petitions, hearing, and comments by members**
- **Membership Q&A**
- Motion by Terasa Tarquini (2<sup>nd</sup> by Jeff Dembiak) to close the meeting at 11:40 am

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

Motion Passes 9-1 Absent