

WALPOA BOD Open Meeting 9/16/23

Delaware Township Building

Present: **Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro, Jeff Dembiak, Chris Koch, Elaine Farkas, Steve Demmo**

Absent: **Susanna Dubinskaya (Excused for religious exemption), Rich Bailo, Stephen Rose**

Meeting is called to order: 10:22 am

- Motion by Bill Sarro (2nd by Joe Jala) to approve the prior Open meeting minutes from 8/12/23

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	Absent	Yes	Yes	Yes	Abstain	Absent	Abstain	Yes	Yes

Motion Passes 5-2 Abstain- 3 Absent

Announcement of Open Board seats- None

Reports

DOO Report read by Chairman

Collections Report read by DOO

Maintenance Report read by Chairman

Public Safety Report read by Chairman

Recreation Report read by Chairman

Treasurers report

Financials- Treasurer absent

- Motion by Bill Sarro (2nd by Terasa Tarquini) to table 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	Absent	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Tabled

Committee Reports

Budget & Finance- No report

Public Safety- Stephen Demmo

Recreation- Joe Jala

Environmental/Architectural- Jeff Dembiak need to schedule meeting date

Capital Improvements/Maintenance- Rich Bailo absent

Bylaws- Susanna Dubinskaya absent

Communications- Chris Koch

Beautification- Terasa Tarquini

Rules & Regulations- Steve Tarquini

- Motion by Chris Koch (2nd by) to vote that committee meeting discussion and activities be limited to only individuals who have formally signed up to participate in the committee

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

Motion Tabled without 2nd

- Motion by Chris Koch (2nd by Stephen Demmo) to vote to allow members who are not in good standing to be allowed to attend and participate in discussion only at committee meetings

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	Absent	No	No	Abstain	No	Absent	No	No	No

Motion fails 6-1 Abstain- 3 Absent

- Motion by Chris Koch (2nd by Jeff Dembiak) to vote on allowing renters to be allowed to attend and participate in the discussion only at committee meetings

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	Absent	No	Abstain	No	No	Absent	Yes	No	No

Motion Fails 5-1-1 Abstain- 3 Absent

- Motion by Chris Koch (2nd by Stephen Demmo) to allow members in good standing who are attending committee meetings remotely to be allowed to vote

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	Absent	No	No	No	Yes	Absent	No	Yes	No

Motion Fails 5-2- 3 Absent

Awarding of Contracts/Bids:

Pool 2 Tennis Court resurfacing Bids: (2 Bids received)

AstroTurf Corporation Bid \$31,106.50 (additional \$15,000 to add pickleball option is available)

Parker Management and Coating LLC Bid \$40,000

- Motion by Bill Sarro (2nd by Jeff Dembiak) to waive the 3 bid requirement for the Pool 2 Tennis court resurfacing project

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

- Motion by Chris Koch (2nd by Jeff Dembiak) to award the Pool 2 Tennis Court resurfacing contract to AstroTurf Corporation in the amount of \$31,106.50

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

Awarding of Contracts/Bids (Continued): (2 Bids received)

Pool 2 Resurfacing

Strand Pool \$129,022.00

WFH Enterprises Incorporated \$59,200.00

- Motion by Bill Sarro (2nd by Chris Koch) to table awarding the bid for the Pool 2 Resurfacing pending further review

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

- Motion by Chris Koch (2nd by Jeff Dembiak) to waive the 3 Bid requirement for the Pool 2 Resurfacing

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

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

- Motion by Terasa Tarquini (2nd by Chris Koch) to add ARTICLE I - DEFINITIONS
Add to Article

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.

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X	Absent	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Abstain

Motion Passes 6-1 Abstain-3 Absent

- Motion by Chris Koch (2nd by Steven Demmo) to redact the previous vote to add to Article 1 due to missing wording

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to change ARTICLE XIX - OFFENSES AGAINST ASSOCIATION PERSONNEL

Change 1. From:

1. Physical or verbal obscenities directed towards any Association employee will not be tolerated.

Change 1. To:

1. Physical **harassment** or verbal obscenities directed towards any Association employee will not be tolerated.

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to ARTICLE XXIII – QUALITY OF LIFE
Add to Article XXIII

No public indecency, as defined by Pennsylvania State Statute #3127, is permitted.

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to add SCHEDULE OF FINES/ASSESSMENTS
Add to Schedule of Fines/Assessments
ARTICLE XXIII QUALITY OF LIFE as a Tier 2 fine schedule.

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	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

- Motion by (2nd by) to remove ARTICLE IX – NOISE
Remove from Article IX Section 2A. in its entirety

2A. During the hours from 8:00am to 10:00pm any excessive, unnecessary loud noise that is considered a nuisance will not be permitted.

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X	Absent	Absent	No	No	No	Abstain	Absent	No	Yes	no

Motion fails 5-1-3 Absent- 1 Abstain

- Motion by Chris Koch (2nd by Bill Sarro) to change ARTICLE XVII – BURNING

Change From:

DEFINITION – Open burning shall be defined as ANY BURNING OF DEBRIS, PAPER, WOOD OR LEAVES IN ANY CONTAINER, OPEN PIT OR CLEARED GROUND AREA where air contaminants, including smoke and or odor, are emitted to the open air, and are not directed thereto through a flue.

Change To:

DEFINITION – Open burning shall be defined as ANY BURNING OF DEBRIS, PAPER, WOOD OR LEAVES IN ANY CONTAINER, OPEN PIT OR CLEARED GROUND AREA.

(Balance of Article XVII remains unedited)

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	Absent	Yes	Yes	Yes	Abstain	Absent	Yes	Yes	Abstain

Motion Passes 5- 2 Abstain- 3 Absent

Unfinished Business

Clubhouse will not go over 1 Acre disturbance and can move further

- Motion by Chris Koch (2nd by Bill Sarro) to allow Administration office to enter into a contract for septic design for up to \$10,000 for the Clubhouse project

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X	Absent	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

New Business

Capital Ballot volunteers needed

Exit gate- Temporary speed bump?

Lake treatment- more treatments are needed next year. Ask Aqualink to come to October meeting to discuss options

Calling system

Emergency Exit strategies

Committee/Zoom procedures

- Motion by Joe Jala (2nd by Jeff Dembiak) to write off \$15,218.94 from account number 121015 due to foreclosure

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X	Absent	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

- Motion by (2nd by) to write off \$34,173.14 from account number 80608 due to Judicial 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	Absent	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Tabled

Verizon Plan for PS iPad

- Motion by Chris Koch (2nd by Jeff Dembiak) to add data plan to PS iPad

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X	Absent	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent

Proposed changes to the R&R and policies on first reading- None

Membership Q&A:

Emotional support vs. Service animals in pool area- ESA letters from State? Register in office?

Pool 1 status update

Planned Community Act

Emergency calls for those that don't get text alerts

Rescheduling Meetings

Speeding

- Motion by Terasa Tarquini (2nd by Bill Sarro) to close meeting at 2:32 pm

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X	Absent	Absent	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Passes 7-3 Absent