

WALPOA BOD Open Meeting 02/17/24

Dingmans Ferry United Methodist Church

Present: **Steve Tarquini, Terasa Tarquini, William Sarro, Chris Koch, Elaine Farkas, Steve Demmo, Rich Bailo**

Absent: **Joe Jala (excused), Susanna Dubinskaya (Unexcused), Jeff Dembiak (Unexcused)**

Meeting is called to order: 1020 am

- Motion by Rich Bailo (2<sup>nd</sup> by Steve Demmo) to approve the Open meeting minutes from January 20, 2024

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

Motion Passes 5 Yes- 3 Absent- 1 Abstain

Announcement of open board seats- The BODs appoints Bill Fells to join the BOD to fill the open board seat

Director of Operations Report read by Chairman Tarquini

- Doo Report
- Collections
- Maintenance
- Public Safety
- Recreation

Treasurer’s Report

- Financials

Committee Report

- Budget & Finance- Steven Demmo
- Public Safety- Steven Demmo
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Rich Bailo Meeting will be scheduled soon
- Bylaws Committee- Susanna Dubinskaya
- Communications Committee- Chris Koch
- Beautification Committee- Terasa Tarquini Meeting will be scheduled soon
- Rules & Regulations Committee- Steve Tarquini Did not meet quorum at last scheduled meeting

- Motion by Rich Bailo (2<sup>nd</sup> by Terasa Tarquini) to Table the January Financial Report

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

Motion Passes 6-3 Absent- 1 Not voting (new BOD member)

- Awarding of Contracts/Bids
- Proposals for Reserve study contract
- Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading
- Other Unfinished Business
- Status of North Lake Dam Project and funding plan
- Status of clubhouse project
- Status of Handicap chair lift approved 8/2023
- Dept Liaisons tables 8/2023
- Proposed committee policy tabled 12/16/23

**New Business**

- Ratification of vote for Citizens Bank Capital treasury investment accts
- Approval of write offs 12/23 and 1/24
- Appointment of nominating committee chair
  - 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 Chris Koch (2<sup>nd</sup> by Rich Bailo) to Table RFP Capital reserve proposals #1-4 (5<sup>th</sup> was voided for being wrongly addressed)

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

Motion Tabled

- Motion by Rich Bailo (2<sup>nd</sup> by Chris Koch) to ratify the BOD vote which was done via email based on time constraints on 2/2/24 to move the matured Dime bank Capital CDAR acct to Citizens Bank SWEEP Treasury Investment Acct
- Discussion on Citizen bank, Dime and MBT Accts

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

Motion Passes Motion Passes 6-3 Absent- 1 Not voting (new BOD member)

- Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to approve the December 2023 and January 2024 write offs in the amount of \$26,251.79 for accts #109-28, #109-72, #501-56, #1210-17

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

Motion Passes 3 yes- 2 abstain- 3 absent- 1 new BOD not voting

- Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to appoint Bill Fells as Treasurer upon official approval/accepting the seat on the BODs

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

Motion Passes 6 yes- 3 absent- 1 new BOD not voting

- Motion by Rich Bailo (2<sup>nd</sup> by Terasa Tarquini) to appoint Bill Fells to the Budget and Finance Committee upon officially accepting and receiving approval to take the seat on the BODs

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

Motion Passes 6 yes- 3 absent- 1 new BOD not voting

- Motion by Chris Koch (2<sup>nd</sup> by Steve Demmo) to allow the Treasurer to have direct access to discuss financial information with the Administration office if related to treasury matters as per Bylaws

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

Motion Passes 6 yes- 3 absent- 1 new BOD not voting

- **Q&A**  
Public Safety 24/7 coverage- bus stop, illegal burning, recording meetings, financials, plow truck, Handicap pool chairs

- Motion by Rich Bailo (2<sup>nd</sup> by Steve Demmo) to close the meeting at 1256 pm

<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>Bill Fells</b>	<b>Chris Koch</b>	<b>Steve Demmo</b>	<b>Elaine Farkas</b>
X	Yes	Absent	Absent	Yes	Yes	Absent	X	Abstain	Yes	Yes

Motion Passes 6 Yes- 3 Absent- 1 not voting (new member)