

WALPOA BOD Open Meeting — 02/18/23

Delaware Township Municipal Building

Present: **Steve Tarquini, Terasa Tarquini, Elaine Farkas, Steve Demmo, Stephen Rose, Chris Koch, James Paddock, Jeff Dembiak, Floyd Lee, appearing via phone- Bill Sarro**

Absent: **Joe Jala**

- Meeting called to order by COB at **10:05am**

- Motion by Floyd Lee (2nd by Jeff Dembiak) to accept open BOD meeting minutes from **01/21/23**

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
	YES	YES	ABSENT	YES	YES	YES	YES	YES	YES	ABSTAIN

Motion passes 8-0-1 Abstain

- Announcement of open Board seats- None
- **Reading of DOO Report**
 - WA Lake Divers
 - Public notice has gone out for bidding of roads
 - Pool 2 and tennis courts
 - Owens has started on the 1st 2 Quarter reports for 2022/2023
 - Colonial Ct- action has been taken and is ongoing
 - (2) positions are open in the Maintenance Dept
- **Reading of Public Safety Report**
 - Stats
- **Reading of Recreation Report**
 - Meeting scheduled for 3/15/23 at 6 pm
- **Treasurer’s Report by Stephen Rose**
 - Corrections have been made to report and audit is set to begin
- **Budget and Finance Report by Stephen Rose**
 - Zoom meeting with lawyer in 2 weeks
 - Dime bank working Capitol balances out
 - Collections program
 - Reserve study needs to be done
 - **PS Committee- No report**
 - **Rec Committee- Meeting on 3/15/23**
 - **Environmental/Architectural Committee- No report**
 - **Capitol Improvement/Maintenance Committee- No report**

- **Bylaws Committee- Bill Sarro was disconnected from the call**
- **Communications committee- No report**
- **Beautification Committee- Meeting set for 3/15/23 following Recreation mtg.**
- **Rules and Regulations Committee (Bill Sarrow disconnected from call) Report read by COB Tarquini**
- **Ad Hoc Clubhouse Committee- Waiting for Land Development which will meet with the Delaware Township Planning Commission in April**
- **Ad Hock Brainstorm Committee-None**
- **Contracts/Bids: None**
- **Rules and Regulations Proposed Changes Reading:**
 - (A) Motion to request changing Rule to make rentals a minimum of 90 days with an increased fine scale and rental bond increased to maximum allowable.
- Motion by Floyd Lee (2nd by TerasaTarquini) to change Rules and Regulations articleXII #8wording of Rentals to 90 days and maximum allowable fine.

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	TerasaTarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
	NO	ABSTAIN	ABSENT	NO	ABSENT LOST CALL	YES	NO	ABSTAIN	NO	ABSTAIN

Motion fails 1-4-3 Abstain

- **Unfinished Business**
 - Fawn Lake Boring project scheduled
 - Community garden
 - Hens (Restrictive Covenants)
 - Dive Bids
 - **New Business**
 - 21-22 Audit
- Motion by Stephen Rose (2nd by Floyd Lee) to approve the Audit

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	TerasaTarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
	YES	YES	ABSENT	YES	YES (REJOINED VIA PHONE)	YES	YES	YES	YES	ABSTAIN

Motion passes 8-0-1 Abstain

- Motion by Stephen Rose (2nd by Chris Koch) to approve the 2022/2023 First Quarter Financial Statement

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
	YES	YES	ABSENT	YES	YES	YES	YES	YES	YES	YES

Motion Passes 9-0

- Unauthorized change of Article VI #1- remove wording that was not approved by previous Board.
- Reading of Rules and Regulations Changes to Article XII #8
 - (A) Motion to change Rules and Regulations to say No rentals shorter than 60 days from 5/15-9/15 of any calendar year and 90 days from 9/16-5/14 unless due to an emergency housing situation which will require DOO approval
 - (B) Motion to remove last sentence in Article I #5 “Any person who takes occupancy of any residence within the Community to the exclusion of the owners thereof for a period of 30 days or more”
 - (C) Motion to change Article XII #7 to raise rental bond from \$500 to \$1,000
 - (D) Motion to change Article XII #7 to additional dues from \$365 to \$500
 - (E.) Motion to replace Article XII #8 with “ No rentals shorter than 60 days from 5/15-9/15 of any calendar year and 90 days from 9/16-5/15 unless due to an emergency housing situation which will require DOO approval (see fine schedule)”
 - (F) Motion to change Article XII (D) to “Any short term rentals less than 60 days from 5/15-9/15 and 90 days from 9/16-5/14”
 - (G) Motion to change Article VI #1 to “No hunting or discharging of firearms within the boundaries of Wild Acres”
 - (H) Motion to remove #2 and #3 from Article VI
- Q &A Discussion
 - Clubhouse Ad- Hoc Committee
 - Unconstitutional gun rule
 - Public Safety Meeting
 - Collections
 - Quarterly Dam assessment
 - Communication Committee
 - 69KW Line
 - Wild Acres World

- Motion by Floyd Lee (2nd by TerasaTarquini) to close meeting at **11:55am**.

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	TerasaTarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
	YES	YES	ABSENT	YES	YES	YES	YES	YES	YES	YES

Motion Passes 9-0