

WALPOA BOD Open Meeting — 04/15/23

Delaware Township Municipal Building

Present: **Steve Tarquini, Terasa Tarquini, Elaine Farkas, Joe Jala, Steve Demmo, Stephen Rose, Chris Koch, James Paddock, Floyd Lee, appearing via zoom- Bill Sarro**

Absent: **Jeff Dembiak**

- Meeting called to order by COB at 10:11 am
- Pledge of allegiance
- Motion by Floyd Lee (2nd by Joe Jala) to accept open BOD meeting minutes from **03/18/23**

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	abstain	absent	Yes	Yes	Yes	yes

Motion Passes- 8-1 abstain- 1 absent

Open BOD seats- None

DOO Report read regarding pools being drained and prepared, met with conservation, update on boat launch area, Tennis court update, USDA regarding Geese adling, Clubhouse engineer came in to gather additional survey data that was needed, Dues are continuing to be collected, PA American Water to repair sections Lilac Ct/Spring Dr/South Ct, Core drilling at Fawn Lake update

PS Report

Recreation Report

Treasurers Report

- Motion by Jim Paddock (2nd by Floyd Lee) to accept the Treasurers Report

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

Motion Passes- 9-1 Absent

Committee Reports

- Budget & Finance
- Public Safety- Request looking into pay increases
- Recreation- need to meet again to approve minutes- scheduled

- Capitol Improvement
- Environmental/Architectural
- Bylaws
- Communications- need to meet again to approve minutes
- Beautification April 19th
- Rules & Regulations
- Ad Hock CH- Meeting date to be set
- Ad Hoc Brainstorm- no meeting

Awarding of Contracts/Bids

- Motion by Floyd Lee (2nd by Stephen Demmo) to waive the three-bid requirement for the “Lake treatment” Capital project

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

Motion Passes 8-1 Abstain- 1 Absent

- Motion by Stephen Demmo (2nd by Chris Kock) to accept Aqua Link, Inc Bid #8311 in the amount of \$28,025.00

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	ABSENT	No	Yes	Yes	Yes

Motion Passes 8-1-1 Absent

- Motion by Jim Paddock (2nd by Floyd Lee) to waive the three-bid requirement for the “Road Paving” capital project

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

Motion Passes 7-1 Absent- 2 Abstain

- Motion by Terasa Tarquini (2nd by Chris Koch) to accept Eclipse Asphalt Protection Bid #3596 in the amount of \$34,384.40 for resurfacing of Terri Ct, Gloria Ct. and Doe Dr

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

Motion Passes 8-1 Absent- 1 Abstain

- Motion by Floyd Lee (2nd by Chris Koch) to waive the three-bid requirement for the “Resurfacing Pool 2” capital project

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

Motion Passes 6-1-1 Absent-2 Abstain

- Motion by Chris Koch (2nd by Elaine Farkas) to accept Strand Pool Bid #2581 in the amount of \$93,815.00 for Pool #2 Resurfacing project

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Abstain	Yes	Abstain	Yes	Absent	No	Yes	Yes	Abstain

Motion Fails 5-1 No- 1 Absent- 3 Abstain

- Motion by Terasa Tarquini (2nd by Stephen Rose) to approve the overage for the Pool #2 resurface in the amount of \$8,815.00

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	yes	Abstain

Motion Passes 8-1 Absent- 1 Abstain

- Motion by Chris Koch (2nd by Terasa Tarquini) to waive the three-bid requirement for the Pool #2 Tennis Court Resurfacing

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Abstain	Yes	No	Abstain	Absent	No	Yes	Yes	No

Motion Passes 4-3-2 Abstain- 1 Absent

- Motion by Floyd Lee (2nd by Jim Paddock) to add to June ballot a vote for an additional \$65,000 for the Tennis Court project pending financial availability

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	NO	YES	YES	YES	YES	Absent	YES	YES	ABSTAIN	NO

Motion Passes 6-2-1 Absent- 1 Abstain

First Reading of Proposed changes to Rules and Regulations or policies on second reading

- Motion to change Rules and Regulations Article Xii Rental of Property:
 - From: 8. No rentals less than thirty (30) days consecutive are permitted in the Community. See “schedule of Fines and Assessments. \$1,000 for the first violation. No Warnings!
 - To: 8. 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
- Motion to change Rules and Regulations Article I Definitions:
 - From: Any person who takes occupancy of any residence within the community to the exclusion of the owners
- Motion by to change Rules and Regulations Article XII Rental of Property:
 - From: 7 Owners or tenants are responsible to pay a Renter’s Bond of \$500.00 for security. This sum is kept in escrow and will not draw interest. Any fines or assessments imposed on the renter will be paid out of ths bond. The bond must be replenished within Ten (10) days. Owners are required to pay an additional \$365.00 in dues each year for admistrative fees and processing
 - To: 7. Owners or tenants are responsible to pay a Renter’s bond of \$1,000 for security. This sum is kept in escrow and will not draw interest. Any fines or assessments imposed on the renter will be paid out of this bond. The bond must be replenished within Ten (10) days. Owners are required to pay an additional \$500.00 in dues each year for administrative fees and processing.

- Motion to change Rules and Regulations Article XII Rental of Property:
 - From 8: No rentals less than thirty (30) days consecutive are permitted in the Community. See “schedule of Fines and Assessments. \$1,000.00 for the first violation, \$1,500.00 for the second violation and \$3,000.00 for the third violation. No warnings!
 - To 8: 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 (see fine schedule)

- Motion to change Rules and Regulations Article VI Use of Firearms
 - From 1: No hunting or discharge of firearms or any other type of device capable of propelling a projectile of any kind be permitted within the boundaries of Wild Acres.
 - To 1: No hunting or discharging of firearms within the boundaries of Wild Acres.

- Motion by Stephen Rose (2nd by Stephen Demmo) to approve 2nd Quarter financial comp

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	No	Yes	Abstain	Yes	Abstain	Absent	Yes	Yes	Yes	Yes

- Motion Passes- 6-1-1 Absent-2 Abstain

- Motion to remove #2 and #3 from Article VI Use of Firearms
 - Remove 2: Carrying, or traveling in a motor vehicle with a loaded firearm (pistol, rifle, shotgun, flintlock, air gun, BB gun, bow and arrow or other type of device capable of propelling a projectile of any kind) within Wild Acres is prohibited
 - Remove 3: Walking on any road or common area of the community with any firearm, bow and arrow or other type of device capable of propelling a projectile of any kind is prohibited.

- Motion by Stephen Demmo (2nd by Terasa Tarquini) to remove #2 and #3 from Article VI Use of Firearms from Rules and Regulations after second reading

Steven Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	No

Motion Passes 8-1-1 Absent

Membership Q&A:

PS Emergency calls

Road resurfacing

Request for creation of an CH informational binder in the Administration office

Election committee is seeking volunteers for June Membership meeting (meeting scheduled at 430 on June 2nd)

AppFolio- Data breach insurance

Dog park cleanup- possibility of maintenance delivering any mulch from wood chipper use for volunteers to spread in dog park area

Bank Transfer process

PS Policy regarding complaints of excessive ticketing, etc

CH safety

PS Vehicles have been inspected

DOO Qualifications to be posted in WAW

- Motion by Floyd Lee (2nd by Terasa Tarquini) to close the open meeting at 1:31 pm

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

Motion Passes 9-1 Absent