

WALPOA BOD Open Meeting — 05/20/23

Delaware Township Municipal Building

Present: **Steve Tarquini, Terasa Tarquini, Elaine Farkas (via phone), Joe Jala, Steve Demmo, Stephen Rose, Chris Koch, Bill Sarro**

Absent: **Floyd Lee, Jim Paddock**

- Meeting called to order by COB at **10:17 am**
- Motion by Stephen Rose (2nd by Chris Koch) to accept open BOD meeting minutes from **04/15/23**

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

Motion Passes 7-1 Abstain-2 Absent

- Announcement of Open BOD seats- None
- DOO Report read by Chairman of the Board
- Public Safety Report read by Chairman of the Board
- Recreation Report read by Chairman of the Board
- Treasurers Report read by Stephen Rose

- Motion by Chris Koch (2nd by Bill Sarro) 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	Absent	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Passes 8-2 Absent

- Budget & Finance report read by Stephen Rose
- Public Safety
- Recreation
- Environmental/Architectual
- Capital Improvements/Maintenance- Steve Demmo Meeting 5/23/23 at 6 pm
- Bylaws- Meeting Minutes 3/23/23
- Communications
- Beautification- Terasa Tarquini

Rules & Regulations
Ad Hock New Clubhouse
Ad Hock Brainstorm

Awarding Contracts/Bids- None

Hearing upon, adoption or amendment of proposed changes to Rules and Regulations or policies on second reading:

- A. 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 thereof for a period of thirty (30) Days or more.
 - To: 5. Renter/Tenant- Any person who takes occupancy of any residence within the community, to the exclusion of the owners thereof, and pays rent or other fee for the occupancy of same.

- B. 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 this bond. The bond must be replenished within Ten (10) days. Owners are required to pay an additional \$365.00 in dues each year for administrative 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.

- C. 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)

- D. 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 Chris Koch (2nd by Jeff Dembiak) proposed changes to Rules and Regulations (A)

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

Motion Passes 8-2 Absent

- Motion by Chris Koch (2nd by Jeff Dembiak) proposed changes (B)

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

Motion Passes 8-2 Absent

- Motion by Chris Koch (2nd by Terasa Tarquini) to proposed changes ©

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

Motion Passes 8-2 Absent

- Motion by Steven Demmo (2nd by Chris Koch) to proposed changes to (D)

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

Motion Passes 6-2-2 Absent

Unfinished Business:

Fawn Lake Boring has taken place

Community Garden Space- Need location options

Committee/Zoom procedures- No one admitted in after 15 minutes after Meeting begins.

Status of Dam and Clubhouse projects- Chairman of the Board

Reserve study- Stephen Rose

Meet the Candidates was successful event- Thank you to the election committee and volunteers!

New Business:

Mobile ADA Pool lift

DOO Sivick has been let go. A Search Committee has been established. The position has been advertised. Jackie Giannini has been appointed Temporary DOO.

Proposed changes to the Rules & Regulations on first reading- none

Membership Q&A

The Election Committee is asking for volunteers for the election to open ballots, count votes and verify members in good standing on June 7th at 430 pm and June 10th at 930 am.

Tennis Court bids

Playgrounds

Repository lot maps- B. White

Clubhouse costs

Public safety having access to oxygen tanks

Lights at entrance and mailroom (several bulbs are out and need to be cleaned)

New lawyer has been hired- Tom Farley of Farley and Weed, LLC.

Skyview Rd potholes

Slow/Blind sign on Lakewood Dr

Aqualink treatment of lakes

DOO Job description- can we post on website

- Motion by Chris Koch (2nd by Jeff Dembiak) to close meeting at 12:22 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	Absent	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Passes 8-2 Absent

