

WALPOA BOD Open Meeting — 07/15/23

Delaware Township Municipal Building

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

Absent: **Rich Bailo**

- Meeting called to order by COB at **10:33 am**
- Pledge of Allegiance
- Motion by Chris Koch (2nd by Jeff Dembiak) to accept open BOD meeting minutes from **06/17/23**

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 9-1 Absent

Announcement of Open BOD seats- None

DOO Report read by Jackie G., DOO Year end audit 7/25, CH update, Fawn lake, Lake treatment, Tennis courts, Pool 1, Road repairs

Public Safety Report read by Chairman of the Board

Recreation Report read by Chairman of the Board

Treasurers Report read by Stephen Rose

PS Committee Report read by Steve Demmo (request for pay increases for PS Staff)

Recreation Committee- Joe Jala nothing to report

Environmental- Jeff Dembiak nothing to report

Capitol Improvement Committee- Steve Demmo looking into handicap pool chair lift

Bylaws- Nothing to report

Communications- Nothing to report

Beautification- Nothing to report

Awarding of contracts- None

Changes to R&R- None

- Motion by Chris Koch (2nd by Bill Sarro) to accept 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	Yes	Yes	Abstain	Yes	Yes	Yes	Yes	Yes	Yes

- Motion Passes 8-1 Abstain-1 Absent

Unfinished Business

- Status of dams- Fawn lake boaring and aeration system
- WA lake plan- Dam safety
- Sweep acct for operation, capitol and dam assessment accts- tabled
- Collection procedure/Payment plans

New Business

- Appoint check signers (Chris Koch and Bill Sarro volunteer to be check signers)
- Motion by Jeff Dembiak (2nd by Joe Jala) to appoint Chris Koch and Bill Sarro as check signers

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	Yes	Yes	Yes	Abstain	Yes	Yes	Yes	Yes	abstain

- Motion Passes 7-2 Abstain- 1 Absent
- Motion by Chris Koch (2nd by Bill Sarro) to purchase the following SOS lots from repository tax sale for \$25 each plus closing costs and whether title searches will be required (purchased under line item- Legal fees) 1902-40, 1904-13, 1904-36, 2003-01, 2101-13, 2101-55, 2101-58, 2101-61, 2101-65, 203-14, 2101-48, 2205-08, 2101-109, 2101-126, 2101-28, 2203-02, 2101-54

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X	Absent	Yes	Yes	Yes	Yes	Yes	Abstain	Yes	Yes	Yes

Motion Passes 8-1 Abstain- 1 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to motion to write off Acct number 2102-02 in the amount of \$12,143.37 sold from repository

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 9-1 Absent

- Motion by Chris Koch(2nd by Bill Sarro) to write off Acct number 2101-03 in the amount of 13,889.04 sold from repository

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 9-1 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to write off acct number 403-11 in the amount of 9,619.67 sold from repository

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 9-1 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to write off acct number 109-10 in the amount of 15,142.20 due to foreclosure

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 9-1 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to write off account number 601-52 in the amount of 19,768.55 due to foreclosure

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion Passes 9-1 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to accept the following volunteers for the Hearing Board: Barbara Banach, Andrey Grshmin, Paul Holgate, Jake Hudnet, George Pfaeffle, Bill Margiotis, Lorraine Herman

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion passes 9-1 Absent

- Motion by Chris Koch (2nd by Terasa Tarquini) to accept the Marluca contract

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 after discussion regarding winterization

- Motion by Chris Koch (2nd by Steve Rose) to transfer funds in recreation to purchase an ADA compliant Chair lift that does not exceed \$10,000. Transfer \$10,000 from 50100-600 concession wages to 81601-000 pool chairs

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X	Absent	Yes	Yes	Yes	Yes	Abstain	Yes	Yes	Yes	Abstain

Motion passes 7-2 Abstain- 1 Absent

- Motion by Bill Sarro (2nd by Stephen Rose) for Strand pool to resurface pool 2 the first week of September

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion passes 9-1 Absent

- Tar and chip roads- Tabled
- Maintenance equipment- Tabled

- Appfolio costs vs Topps One- Tabled
- Pool 1 justification for last year of service- Tabled
- Department Liasons- Tabled
- Capital Improvement funds- Tabled
- Transfer of funds- Tabled
- Motion by Bill Sarro (2nd by Chris Koch) to allow the usage of \$50,000 to resurface the Tennis courts at Pool 2.

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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes

Motion passes 9-1 Absent

- Jeff Dembiak was excused from the meeting at 12:51
- Motion by Chris Koch (2nd by Stephen Rose) to approve 3rd quarter audit

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	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	yes

Motion passes 8- 2 Absent

- Motion by Stephen Rose (2nd by Joe Jala) to close 4 line items (pool 1 repair, fence at pool 1, pool 2 repairs and public safety vehicle) on the accountants 1/1/23 audit: Schedule 7

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	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Abstain

Motion passes 7-2 Absent 1- Abstain

- Motion by Bill Sarro (2nd by Stephen Rose) to combine 3 current capital projects on Schedule 7 on the auditors report from previous years into one, creating the “clubhouse project” name (clubhouse downpayment, clubhouse repair and indoor pool bathroom/sauna)

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X	Absent	Yes	Yes	Abstain	Yes	Absent	Yes	Yes	Yes	No

Motion passes 6-1 No-1 Abstain- 2 Absent

- Motion Terasa Tarquini (2nd by Elaine Farkas) to approve Aqualink purchase of the Hydro Logic Airlift 6 aeration system for Fawn Lake

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	Yes	Yes	Yes	Yes	Absent	Abstain	Yes	Yes	yes

Motion passes 8-1 Absent- 1 Abstain

Q&A

Budget & Finance meeting on 7/18

Maintenance dept (suggested pay increase)

Communications (residents requesting phone call alerts)

Prepaying dues (any benefit?)

Marlucas

- Motion by Bill Sorro (2nd by Steve Demmo) to reinstate the emergency notification system (Alerts) if financially possible and under \$3,000/year

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X	Absent	Yes	Yes	Yes	Yes	Absent	Abstain	Yes	Yes	yes

Motion passes 7-1 Abstain- 2 Absent

- Motion by Terasa Tarquini (2nd by Steve Demmo) to close the open meeting at 1:40 pm

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	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	yes

Motion passes 8-2 Absent

