

WALPOA BOD Open Meeting — 08/12/23

Delaware Township Municipal Building

Present: **Steve Tarquini, Terasa Tarquini, Elaine Farkas (via phone), Joe Jala, Steve Demmo, Stephen Rose, , Bill Sarro, Susanna Dubinskaya (via phone), Rich Bailo**

Absent: **Jeff Dembiak, Chris Koch**

Meeting called to order by COB at 10:20 am

Flag Salute

- Motion by Bill Sarro (2nd by Steph Rose) to allow the meeting date change from 8/19/23 to 8/12/23 after consulting with Attny Farley

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

Motion Passes 7 Yes- 1 Abstain- 2 Absent

- Motion by Bill Sarro (2nd by Joe Jala) to accept open BOD meeting minutes from **07/15/23**

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

Motion Passes 8 Yes- 2 Absent

- **Announcement of Open BOD seats- None**
- **DOO Report read by Jackie Giannini**
- **Collections Report read by Jackie Giannini**
- **Maintenance Report read by COB**
- **Public Safety Report read by COB**
- **Recreation Report read by COB**
- **Treasurers Report read by Stephen Rose**
 - ADA Pool Chair to be ordered this week

- Motion by Terasa Tarquini (2nd by Rich Bailo) to table the Treasurers Report after discussion

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

Motion Passes 8 yes- 2 Absent

- Motion by Stephen Rose (2nd by Susanna Dubinskaya) to put on the ballot a request to take out a loan not to exceed \$2.5 Million for new clubhouse

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 borrowing of funds for clubhouse (Special meeting needed)

Committee Reports

- Budget & Finance- Stephen Rose
7/25/23
08/01/23
- Public Safety- Stephen Demmo
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvement/Maintenance- Rich Bailo
7/14/23
7/21/23
- Motion by Rich Bailo (2nd by Stephen Rose) to add to ballot a vote to approve the Clubhouse project with a cost not to exceed \$3,000,000

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	No	Absent	Yes	Absent	Abstain	Abstain

Motion Passes 5 Yes- 1 No- 2 Abstain- 2 Absent

- Motion by Rich Bailo (2nd by Stephen Rose) to put on the ballot a request to approve the purchase of a Ford 450 Mason Dump Truck, Vbox spreader, Plow mount kit, and any other necessary essentials needed. Purchase not to exceed \$100k with proper bidding process followed.

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

Motion Passes 8 yes- 2 Absent

- Motion by Bill Sarro (2nd by Stephen Rose) to rescind the Strand pool contract on Pool 2 resurfacing and put it back out to bid with updated specs

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

Motion Passes 8 Yes- 2 Absent

- Motion by Rich Bailo (2nd by Susanna Dubinskaya) to put on the ballot a request to move \$100k to the clubhouse project from the 2022/2023 Capitol undesignated funds

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

Motion Passes 8 Yes- 2 Absent

- Motion by Rich Bailo (2nd by Susanna Dubinskaya) to put on the ballot a request to move \$50K from the Capitol Undesignated fund to the Capitol Reserve Fund, leaving remainder of money in the undesignated surplus fund in the event of any unforeseen circumstances requiring 20% overages

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

Motion Passes 8 Yes- 2 Absent

- Bylaws- Susanna Dubinskaya
8/2/23

- Motion by Susanna Dubinskaya (2nd by Stephen Rose) to add to ballot a change to Bylaws 3.6 to be updated to add to paragraph (G): Number of persons on a deed that can be seated on the BOD at a time. Only (1) individual per property deed may serve on the board simultaneously. If more than one property is owned by the same individual, individuals or family members, only one individual from said group may serve on the board at any given time. This is to go in effect, as of the June 2024 election and will not be retroactive to current board members.

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	No	No	No	Absent	Yes	Absent	Abstain	No

Motion Fails 4 No- 3 Yes- 1 Abstain- 2 Absent

- Motion by Susanna Dubinskaya (2nd by) to add to ballot bylaws change to section 3.2 Term limits to each BOD to serve (2) consecutive 3 year terms. The director who served 2 consecutive 3 year terms, shall not be eligible to be appointed or elected for (1) year. After (1) year, the individual is eligible to be appointed or elected for the new term.

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 on wording

- Motion by Rich Bailo (2nd by Stephen Rose) to appoint Terasa Tarquini to cochair of Beautification Committee

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

Motion Passes 8 Yes- 2 Absent

- Communications- Chris Koch
- Beautification- Appoint new chair
- Rules & Regulations- Steve Tarquini
7/10/23
- **Awarding of Contracts/Bids- None**

- **Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading-**
None
- **Other Unfinished Business**

Clubhouse project status

Opening a sweep acct for operations

- **Motion by Stephen Rose (2nd by Stephen Demmo) to allow a Sweep acct to be opened for operational expenses**

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

Motion Passes 8 Yes- 2 Absent

Collection procedure/payment plans- Tabled

- **New Business**

Junk 2012 Ford SW from PS Fleet

- **Motion by Rich Bailo (2nd by Terasa Tarquini) to remarket vehicle for those interested in purchasing**

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

Motion Passes 8 Yes- 2 Absent

- **Motion by Terasa Tarquini (2nd by Stephen Rose) to allow Admin to apply for a Bingo License (\$100 fee)**

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

Motion Passes 7 Yes- 1 Abstain- 2 Absent

Bingo License

JV Production contract for End of Year party

Add Floyd Lee to hearing Board list

Pool Request- Tabled

- Motion by Rich Bailo (2nd by Joe Jala) to approve JV Production 9/2/23 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	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes	Yes

Motion Passes 8 Yes- 2 Absent

- Motion by Rich Bailo (2nd by Stephen Rose) to appoint Floyd Lee to the Hearing board for the remainder of the term of (3) years

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

Motion Passes 7 Yes-1 Abstain- 2 Absent

- Motion by Terasa Tarquini (2nd by Joe Jala) to write off acct #1510-36 in the amount of \$15,507.39 due to repository sale

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

Motion Passes 8 Yes- 2 Absent

- Motion by Joe Jala (2nd by Terasa Tarquini) to write off acct #501-06 in the amount of \$2,742.67 due to foreclosure sale

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

Motion Passes 5 Yes- 3 Abstain- 2 Absent

- Motion by Rich Bailo (2nd by Terasa Tarquini) to write off acct #160243 & 44 in the amount of \$10,830.50 due to Tax sale

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

- Capital budget recommendations for the October ballot
- Proposed changes to the R&R and policies on the first reading:
 - ARTICLE I - DEFINITIONS
Add to Article
 9. Firearm-any device which will, or is, designated to expel a projectile, ball, slug, pellet, missile, or bullet; excluding Nerf Guns and/or Airsoft Guns.
 - ARTICLE XIX - OFFENSES AGAINST ASSOCIATION PERSONNEL
Change 1. From:
 1. Physical or verbal obscenities directed towards any Association employee will not be tolerated.*Change 1. To:*
 1. Physical **harassment** or verbal obscenities directed towards any Association employee will not be tolerated.
 - Add new Article*
ARTICLE XXIII - QUALITY OF LIFE
 - ARTICLE XXIII – QUALITY OF LIFE
Add to Article XXIII
 1. No public indecency, as defined by Pennsylvania State Statute #3127, is permitted.
 - SCHEDULE OF FINES/ASSESSMENTS
Add to Schedule of Fines/Assessments
ARTICLE XXIII QUALITY OF LIFE as a Tier 2 fine schedule.
 - ARTICLE IX – NOISE
Remove from Article IX Section 2A. in its entirety
~~2A. During the hours from 8:00am to 10:00pm any excessive, unnecessary loud noise that is considered a nuisance will not be permitted.~~
 - ARTICLE XVII – BURNING
Change From:
DEFINITION – Open burning shall be defined as ANY BURNING OF DEBRIS, PAPER, WOOD OR LEAVES in ANY CONTAINER, OPEN PIT OR CLEARED GROUND AREA were air contaminants, including smoke and or odor, are emitted to the open air, and are not directed thereto though a flue.
Change To:

DEFINITION – Open burning shall be defined as ANY BURNING OF DEBRIS, PAPER, WOOD OR LEAVES in ANY CONTAINER, OPEN PIT OR CLEARED GROUND AREA.

(Balance of Article XVII remains unedited)

- Communications (A) written and (B) oral petitions, hearing and comments by members
- Motion by Rich Bailo (2nd by Terasa Tarquini) to add to the ballot a request to add an additional \$35K to the Pool 2 Resurfacing project fund out of the Capitol Undesignated funds

Steven Tarquini Chairman	Rich Bailo	Susanna Dubinskaya	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Steven Rose	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	No	Absent	Yes	Absent	Abstain	No

Motion Passes 5 Yes- 2 No- 1 Abstain- 2 Absent

- **Q&A Discussion:**

Pool 2 resurfacing

CH Oversight Committee

Emergency notification system

Gazebo condition (needs new roof)- Maintenance/Operational expense

CH status update

Land Development

Leasing fleet vehicles a possibility instead of purchasing?

Utilizing Dept of Labor website for job openings

- Motion by Terasa Tarquini (2nd by Stephen Rose) to close Open meeting at 1:44 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	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes	Yes

Motion Passes 8 Yes- 2 Absent

