

WALPOA BOD Open Meeting 07/20/2024

Delaware Township Building

Present: **Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro, Jeff Dembiak, Elaine Farkas, Steve Demmo, Rich Bailo, Rebecca Gray, Bill Fells**

Absent: **Chris Koch**

Meeting is called to order at 10:05 am

Flag Salute

- Motion by Rich Bailo (2nd by Joe Jala) to approve the Open meeting minutes from June 15, 2024 with corrections from *Bill Fells to *Bill Sarro

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Abstain	Absent	Yes	Yes

Motion Passes 8- 1 Abstain- 1 Absent

Announcement of open Board seat(s)- 0

Director of Operations Report

- Doo Report- Read by DOO
- Collections
- Maintenance
- Public Safety
- Recreation

Treasurer’s Report

May 2024 Financial report

June 2024 Financial report

- Motion by Rich Bailo (2nd by Bill Sarro) to accept the May 31, 2024 Financial report with corrections

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9-1 Absent

- Motion by Rich Bailo (2nd by Joe Jala) to accept the June 30, 2024 Financial report

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9-1 Absent

Committee Report

- Budget & Finance- Bill Fells
- Public Safety- Steven Demmo
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Rich Bailo
- Emergency Management- Rich Bailo
- Bylaws Committee- Bill Sarro
- Communications Committee- Chris Koch
- Beautification Committee- Rebecca Gray
- Rules & Regulations Committee- Steve Tarquini 7/31 meeting with Public Safety committee

Awarding of Contracts/Bids

- Road Paving/Repairs Bids opened- (2 Bids received) Wayco and F&F Paving
- Motion by Rich Bailo (2nd by Bill Fells) to waive the 3-bid requirement for the Road paving/Repair bid

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9-1 Absent

- Motion by Rich Bailo (2nd by Rebecca Gray) to award the Road paving/repair bid to Wayco, Inc utilizing their recommendation (Option B) with a 2-year contract agreement not to exceed \$607,167

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9-1 Absent

Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading-0

Unfinished Business

Status of North Lake Dam Project and funding plan

Status of the Clubhouse project -Variance hearing on 8/8 at 4:30 pm at the Twp Building

- Motion by Rich Bailo (2nd by Bill Fells) to purchase a portable Pool chair lift with a cost not exceeding \$11,500

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9-1 Absent

New Business

Motion by Bill Fells (2nd by Jeff Dembiak) to approve the June 2024 write offs in the amount of \$85,595.13

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9-1 Absent

- Motion by Rich Bailo (2nd by Bill Fells) to table the Spongy (Gypsy) Moth Egg Mass survey and spray treatment plan

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Tabled

- Motion by Bill Fells (2nd by Rich Bailo) to approve the date change for September 2024 BOD Meeting from the 21st to the 28th at the Twp Building

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9-1 Absent

- Motion by Rich Bailo (2nd by Joe Jala) to approve the date of the December 2024 meeting from the 21st to the 14th at the Twp Building

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9-1 Absent

- Motion by Rich Bailo (2nd by Terasa Tarquini) to approve the request for deed back- Block 1201 Lot 62 (SOS Lot)

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9-1 Absent

- Motion by Rich Bailo (2nd by Bill Fells) to approve opening a Dime Bank credit card account capped at \$10K then closing the Bank of America Credit card account

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9-1 Absent

- Motion by Bill Fells (2nd by Jeff Dembiak) to approve a transfer of up to \$500K from the Dime Bank operating acct to open a new Operating Account with NBT for higher interest rates

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Abstain

Motion Passes 8- 1 Abstain- 1 Absent

Proposed changes to the R&R and policies on first reading- 0

Communications (a) written and (b) oral petitions, hearing, and comments by members-0

Membership Q&A

Lake testing/treatment/Aeration; Playground equipment update- testing; Guest policy for entering at Gatehouse; PS at Bus Stop; Bids, Audit, Road improvements; Communications Comm.; Playground; Minutes posted on website

- Motion by Bill Sarro (2nd by Jeff Dembiak) to close the meeting at 1:09

Steven Tarquini Chairman	Rich Bailo	Rebecca Gray	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes

Motion Passes 9- 1 Absent