

WALPOA BOD Open Meeting 5/18/24

Delaware Twp Building

Present: **Steve Tarquini, Terasa Tarquini (via phone), William Sarro, Chris Koch, Elaine Farkas (via phone), Steve Demmo, Rich Bailo, Bill Fells, Joe Jala,**

Absent: **Jeff Dembiak**

Meeting is called to order:

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

- **Motion by Rich Bailo (2<sup>nd</sup> by Joe Jala) to approve the Open meeting minutes from 4/20/24**

Motion Passes

- **Motion by Rich Bailo (2<sup>nd</sup> by Joe Jala) to approve the Emergency meeting minutes from**

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

**4/24/24**

Motion Passes

**Announcement of open board seats: (1) Seat available please put in a letter of interest at the Administration Building**

**Director of Operations Report read by DOO**

- Doo Report
- Collections
- Maintenance
- Public Safety
- Recreation

**Committee Report**

- Budget & Finance- Bill Fells
- Public Safety- Steven Demmo
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Rich Bailo

- Bylaws Committee-
- Communications Committee- Chris Koch
- Beautification Committee- Terasa Tarquini
- Rules & Regulations Committee- Steve Tarquini

- **Motion by Rich Bailo (2<sup>nd</sup> by Steve Demmo) to approve the treasurers report**

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

Motion Passes

- **Motion by Rich Bailo (2<sup>nd</sup> by Joe Jala) to discontinue digital broadcastin/ live streaming of board meetings**

Steven Tarquini Chairman	Rich Bailo		Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	Yes		Yes	Yes	Yes	Absent	No	Yes	Yes	abstain

Motion Passes

**Awarding of Contracts/Bids**

- **Motion by Rich Bailo (2<sup>nd</sup> by Chris Koch) to approve the Ratification of awarding the bid for seasonal Landscape services to Wayne's Lawn Care in the amount of \$25,500.00**

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

Motion Passes

- **Motion by Rich Bailo (2<sup>nd</sup> by Bill Sarro) to approve the ratification of awarding the bid for Lake Treatment to Nature Works in the amount of \$30,352/year for two (2) years**

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

Motion Passes

- **Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to approve the Write-offs of April 2024 totaling \$46,520.52**

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

Motion Passes

- **Motion by Rich Bailo (2<sup>nd</sup> by Bill Sarro) to close the Wells Fargo account and move these funds to the Dime Bank Operating Account- current amount of \$18,059.20**

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

Motion Passes

- Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading (0)
- Other Unfinished Business
- Status of the North Lake Project
- Status of the Clubhouse
- Open FDIC account for Capital and Dam assessment accounts
- New Business
- Proposed changes to the R&R and policies on first reading (0)

- **Motion by Rich Bailo (2<sup>nd</sup> by Bill Sarro) to close the NBT Bank account and move these funds to the Dime Bank Operating Account current amount- \$39,695.43**

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

Motion Passes

- **Motion by Rich Bailo (2<sup>nd</sup> by Bill Sarro) to close the Dime Bank Builders CDARS Account and move these funds to the Dime Bank Operating account. Current amount- \$4,607.64**

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

Motion Passes

- **Motion by Rich Bailo (2<sup>nd</sup> by Bill Sarro) to close the Dime Bank Builders CDARS account upon maturity and pay penalty \$48. Current amount- \$16,000**

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

Motion Passes

- **Motion by Rich Bailo (2<sup>nd</sup> by Bill Sarro) to close Dime Bank Capital account and move these funds to the Citizens Bank Capital account. Current amount- \$19,013.34**

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

Motion Passes

- **Motion by Rich Bailo (2<sup>nd</sup> by Bill Sarro) to keep the balance of the NBT Emergency Storm Funds acct. in the amount 50,000 and move the surplus funds to the Citizens Bank Capital Acct- line item will read Undesignated Capital**

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

Motion Passes

- **Motion by Rich Bailo (2<sup>nd</sup> by Bill Sarro) to close the Dime Bank Dam Assessment account and move funds to the Citizens Bank Dam Assessment Account in the amount of 29,875.72**

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

Motion Passes

- **Motion by Rich Bailo (2<sup>nd</sup> by Bill Fells) to close the Dime Bank DEAP account and transfer to the Dime Bank as reimbursement to Operating for auditing purposes. Total reimbursement \$3,756.36**

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

Motion Passes

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

Membership Q&A

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

- **Motion by Rich Bailo (2<sup>nd</sup> by Joe Jala) to close the meeting at 12:41**

Motion Passes