



# WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 40 No. 5

September/October 2024



## 9/11 CEREMONY

This year marks the 23rd Anniversary of that tragic day. We will be holding our Annual Ceremony in loving memory of all those whose lives were changed forever by the tragic events of September 11, 2001.

**WEDNESDAY, SEPTEMBER 11, 2024**

**6:00pm at the Gazebo by the 9/11 Monument**

## Trunk or Treat

**SATURDAY, OCTOBER 19, 2024**

**Pool #2**

*Watch for details coming soon!*

# General Membership Meeting

**Wild Acres Lakes**

**Property & Homeowners Association**

**October 5, 2024**

**Saturday 11:00am**

**Saint Patrick's Church**

**200 East High Street**

**Milford, PA 18337**

**> 2024/2025 Badges are required <**

## **PROPOSED CAPITAL EXPENDITURES**

*Members in good standing will vote YES or NO on the Proposed Capital Expenditures outlined on page 4 in this issue.*

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Dingmans Ferry PA 18328

# Upcoming Events

**SEPT 11** 911 Ceremony / 6:00 pm / Gazebo

**OCT 19** Halloween Trunk or Treat / Pool 2  
*We will be running our trunk or treat event slightly different this year – keep an eye out for the event flyer with more details!*



## WALPOA Meeting Updates

### September 28 / Saturday

Board Meeting - 10:00am  
Delaware Township Building  
116 Wilson Hill Rd., Dingmans Ferry PA 18328

### October 5 / Saturday

General Membership Meeting - 11:00am  
Saint Patrick's Church  
200 East High Street, Milford PA 18337  
(Doors open at 10:00am)

### November 16 / Saturday

Board Meeting - 10:00am  
Delaware Township Building  
116 Wilson Hill Rd., Dingmans Ferry PA 18328

### December 14 / Saturday

Board Meeting - 10:00am  
Delaware Township Building  
116 Wilson Hill Rd., Dingmans Ferry PA 18328

## A Message from the Recreation Department

by Lynn Blair, Rec Director

I would like to take the time to recognize a few of our lifeguards - Maggie, Maria, Amanda and Michele - for their outstanding job performance! These lifeguards made five saves this year.

Maria jumped into action when a resident collapsed in the parking lot, found no pulse and resuscitated before the ambulance arrived. All lifeguards took care of numerous injuries: stubbed toes, bee bites, scrapes and bumps, and handled all the situations with care and concern.

Our badge checkers also performed their duties with dignity and smiles, even though they were put in sticky situations with certain people. Most of our employees were new this year and with this being their first job. They all worked together to get the job done!

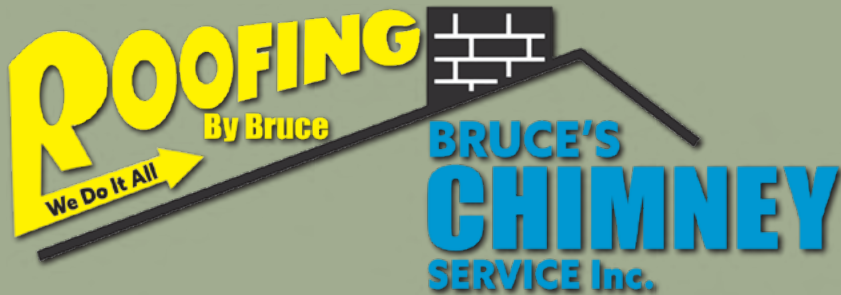
A huge shout out to our concession workers who jumped in with enthusiasm to do the best that they could do, and they rocked it! This was a new experience for all of us and together made it work.

Byran is a complete treasure and kept us all sane when the temperature reached over 100 degrees! He put smiles on our faces when we did not want to, and the food flowing. Thank you!

I personally want to thank each one for their dedication and for making my job a little easier knowing I had a great team to work with and looking forward to work with them next year.

## Any Ideas for Wild Acres World?

If any of our members have ideas or suggestions, we would like to hear about them. We are always looking for ways to improve our publication and make it the best it can be. Please email [admin@wildacreslakes.org](mailto:admin@wildacreslakes.org) or drop your thoughts and ideas off at the office. Thank you!



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# Capital Reserves

Our association has hired a professional reserve study provider to conduct a capital reserve study for our association. The Falcon Group has prepared a draft study as of May 2024 for the cost of asset replacement and maintenance such as buildings, roads and equipment for the next 30 years.

What is a Capital Reserve Study? A complex document that projects when numerous major components like the roof, parking lot or tennis court, will need to be replaced, what they will cost and how much we need to set aside each year to pay for the various components at the necessary time. Preparing it requires a unique combination of specialized engineering knowledge, a keen understanding of financial projecting and savvy investing skills.

Professional reserve study providers are extensively trained before they are considered qualified to perform competent reserve studies tailored for a specific community. These professionals have met stringent requirements and are held to high standards. They have a thorough knowledge of common interest developments, HOAs, and community associations, and can provide the board with sound guidance.

We prepared a request for proposal that specified the reserve study must conform to the National Reserve Study Standards of the Community Associations Institute and our community governing documents.

The board takes its fiduciary responsibility very seriously and we want to be good stewards of your money. By hiring these professionals we're confident we've done the right thing.

Why do we need reserves? Equipment and major components must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Capital Reserve funds aren't an extra expense, they just spread out expenses more evenly.

## ***There are other important reasons to put association monies into reserves:***

- Reserve funds meet legal, fiduciary, and professional requirements. WAL-POA Bylaws Article 6 Finances, Section 6.1(C)(iv) states: "Each year the Capital Expense budget must include additional Capital Reserve funds supported by a Capital Reserve study for future replacement of existing facilities as well as amenities."
- Reserve funds provide for major repairs and replacements that we know will be necessary at some point. Although a roof may be replaced when it is 25 years old, every owner who lives under or around it should share its replacement costs.
- Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.
- Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.
- The American Institute of Certified Public Accountants requires the community association to disclose its reserve funds in its financial statements.

Source: Community Associations Institute



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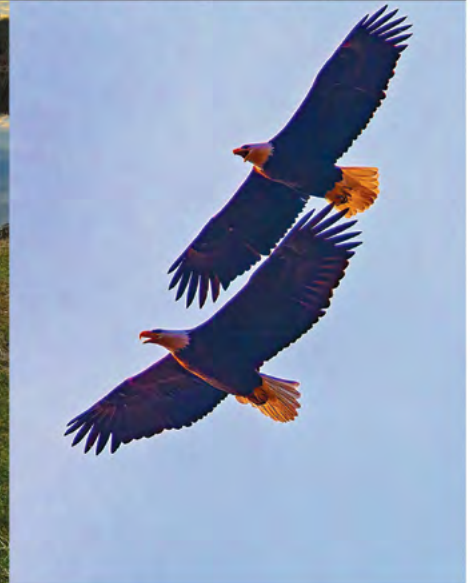


## The Waterwheel Café, Bakery, Bar & Gallery

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# 2025 Budget

This year is a critical year for WALPOA. There have been tremendous changes and there are many more to come. With the new clubhouse plan moving forward, a two-year road plan and a Reserve Study to help with future funding plans, we're fast tracking toward the future.

Each year a draft of the proposed budget is developed. A lot of work goes into preparing the budget. It's a complex activity that has to start early so the budget can be finalized and approved prior to the beginning of the new fiscal year.

Here's how we do it. The board appoints a budget committee to review the prior year's expenditures and current market trends such as inflation and interest rates. The manager, treasurer, bookkeeper and committee members work together to gather all the financial information needed to project expenses for the coming year. This could be a reserve analysis, bids for contracts, projections for utility or service increases, comparisons of past years' budget trends and many other details.

The committee also examines all sources of income, assessments, interest on investments, proceeds from concession or club operation and other types of miscellaneous income.

The committee works together with management and the treasurer to create a working draft by adjusting the expenses and income until they balance.

This may be accomplished by foregoing certain expenses to avoid raising assessments. Or it may be necessary to raise assessments to cover increased expenses such as utilities that the board cannot control.

When the best possible draft budget has been developed, the board reviews and makes changes if they feel it's in the best interest of the Association. One of the reasons we start the process early is to allow plenty of time to study the budget, ask questions and develop the most fiscally responsible budget.



## MAIL-IN BALLOT

### 2024 Capital Budget – October 5, 2024

***This is your official Mail-In Ballot. In accordance with the bylaws, no more than two members (legal deeded members) in good standing may vote regardless of the number of names that appear on the recorded deed.***

For a ballot to be valid:

1. Indicate "Yes" or "No" by placing an "X" in the corresponding box.
2. Place one (1) Mail-In Ballot in each "Ballot Enclosed" envelope and seal.
3. Place all "Ballot Enclosed" envelopes in the envelope marked "WALPOA Voting Judge." Clearly write name, block & lot and number of ballots enclosed on the envelope where provided and seal.
4. Send by mail (postage required) or bring to the WALPOA office.
5. To be considered valid, Mail-In Ballots must be received in the office no later than 4:00 p.m. on Wednesday, October 2, 2024.

### YOU MAY ONLY VOTE ONE WAY [BY MAIL OR IN PERSON]

Any deviations from the above instructions will void this ballot.

***Below each request is the justification/explanation for the need of each expenditure. We ask that you please vote yes for all capital ballot items to help keep our community beautiful!***

#### 1. Disposition of Vehicles

These vehicles have been taken out of service and are past their viable use. With this vote these vehicles may be sold, traded, or donated in as-is condition with no warranties or guarantees, or scrapped. Whichever is the greater benefit to the Association. This is one vote for the disposition of all four (4) vehicles.

- 2004 Ford F350 - Vin# 1FTSF31P043B98950
- 2007 Subaru Outback - Vin# 4S4BP61C477322993
- 2012 Ford Escape - Vin# 1FMCU9C79CKA77436
- 2017 Jeep Patriot - Vin# 1C4NJRBB3HD111751

YES  NO

#### 2. Purchase of Cluster Mailboxes

Allocate \$6,000 to the Capital Budget for the purchase of two postal cluster mailbox receptacles. Any surplus monies, after this project is completed, shall be refunded to undesignated capital funds.

YES  NO

#### 3. Allocate Additional Funding to the Wild Acres Reserve Fund

Allocate \$25,000 of the 2023-2024 Operating Budget surplus to the Wild Acres Reserve Fund to be in compliance with WALPOA Bylaws Article 6. Finances, (C, iv) Each year the Capital Expense budget must include additional capital reserve funds supported by a Capital Reserve Study for future replacement of existing facilities as well as amenities.

YES  NO

#### 4. Purchase of a one-ton pickup truck with a plow mount

Allocate \$80,000 to the Capital Budget for the purchase of a one-ton pickup truck with a plow mount. Any surplus monies, after this project is completed, shall be refunded to undesignated capital funds.

YES  NO

#### 5. Allocate additional funding to the Wild Acres New Club House Project Fund

Allocate \$200,000 of the 2023-2024 Operating Budget surplus to the Wild Acres New Club House Project Fund. These additional funds will reduce the future financing costs.

YES  NO

#### 6. Approve an Annual Capital Reserves Contribution Fee

The ability to maintain or replace common area buildings, grounds, equipment and amenities is required by the WALPOA Bylaws Article 6. Finances, (C, iv) Each year the Capital Expense budget must include additional capital reserve funds supported by a Capital Reserve Study for future replacement of existing facilities as well as amenities.

Based on the Capital Reserve Study completed in 2024, our community needs to fund the Reserve Fund with \$25,000,000 over the next 30 years at a cost of \$600 per property to comply with the bylaws and properly maintain the community's assets. Understanding the financial impact a fee of \$600 would have on many residents, we are proposing a lesser amount of \$145 to start building our Capital Reserve Fund.

This ballot is to approve \$145 as a Capital Reserve Contribution Fee, per property, per year, each year, in addition to the operating dues charges, for the purpose of funding Capital Reserves.

YES  NO

***\*\* Please remember that these funds are currently available. Voting YES on these items will help keep Wild Acres an attractive, welcoming community. Voting NO will leave these funds in the capital account and cannot be used until next October when you will have the opportunity to vote again.\*\****

# 2024 Proposed Bylaw Changes

Changes are in **bold**, underlined and/or ~~strike through~~

## Change #1:

### Section 3.10 - Directors' Meeting Quorum

#### Change from:

(E) All special meetings of the Directors shall be on a weekend day, except in the event of an emergency specified in the request for, and in, the call for the meeting. Upon receipt of any such request, the Secretary shall forthwith give notice of such meeting by telephone or email to each Director, at such place as he or she shall have previously designated for that purpose and shall also serve or cause to be served, a written copy of the request for the meeting upon each Director, by delivery of a copy to them personally or by mail. Notice of at least eight (8) days shall be given for each special meeting, and such notice shall be posted in the office of the Association post office.

Emergency meetings of the Board of Directors may be called by the Secretary upon the written request of the Chairperson, the Director of Operations or three (3) Directors on twenty-four (24) hour notice. Any actions taken at such emergency meeting shall be brought before the Board of Directors again at the next regular meeting thereof for their review.

#### Change to:

(E) All special meetings of the Directors shall be on a weekend day, except in the event of an emergency specified in the request for, and in, the call for the meeting. Upon receipt of any such request, the Secretary shall forthwith give notice of such meeting by telephone or email to each Director, at such place as he or she shall have previously designated for that purpose and shall also serve or cause to be served, a written copy of the request for the meeting upon each Director, by delivery of a copy to them personally or by mail. Notice of at least eight (8) days shall be given for each special meeting, and such notice shall be posted in the office of the Association post office.

Emergency meetings of the Board of Directors may be called by the Secretary upon the written request of the Chairperson, the Director of Operations or **five (5)** Directors on twenty-four (24) hour notice. Any actions taken at such emergency meeting shall be brought before the Board of Directors again at the next regular meeting thereof for their review.

YES  NO

## Change #2:

### Section 3.11 - Standing Committees

#### Change from:

The Chairperson of the Board, with the approval of the Board, shall appoint a Board member to each committee. The Chairperson of each committee shall be elected by the members of that committee. The Chairperson or Co-chairperson must be a member of the Board, and the two (2) shall co-equally exist. Appointment of additional members to each standing committee shall be accomplished through volunteers from the general membership meeting on a first come basis until all available positions have been filled. Standing committees shall include but not be limited to the following:

#### Change to:

The Chairperson of the Board, with the approval of the Board, shall appoint a Board member to each committee. The Chairperson of each committee shall be elected by the members of that committee. The Chairperson or Co-chairperson must be a member of the Board, and the two (2) shall co-equally exist. Appointment of additional members to each standing committee shall be accomplished through volunteers from the general membership meeting on a first come basis until all available positions have been filled the community. Standing committees shall include but not be limited to the following:

YES  NO

## Change #3:

### Section 2.10 - Voting Rights of Members

#### Change from:

(B) Voting by Absentee Ballot. Every Official Absentee Ballot shall be executed by the member and filed with the WALPOA Office. To be filed and considered valid, an Official Absentee Ballot(s) shall be delivered, in person or by a deeded member of that property or via US Mail to the WALPOA Office. An Official Absentee Ballot will be delivered no later than 4 p.m. EST of the Wednesday before the meeting, at which the vote will be cast. Official Absentee Ballots may not be counted as constituting an amendment to the By-Laws pursuant to section 8.2 of the By-Laws.

#### Change to:

(B) Voting by Absentee Ballot. Every Official Absentee Ballot shall be executed by the member and filed with the WALPOA Office. To be filed and considered valid, an Official Absentee Ballot(s) shall be delivered, in person or by a deeded member of that property or via US Mail to the WALPOA Office. An Official Absentee Ballot will be delivered no later than 4 p.m. EST of the Wednesday before the meeting, at which the vote will be cast. Official Absentee Ballots may not be counted as constituting an amendment to the By-Laws pursuant to section 8.2 of the By-Laws. The presence in person, or by mail in ballots, of 150 members in good standing shall constitute a quorum for the purpose of the Annual or General Membership meetings.

## AND

### Article 11. Miscellaneous

#### Change from:

(F) Meetings. Only those members in good standing who are present shall count for quorum purposes. Also, a quorum is not necessary to discuss any matters at a meeting.

#### Change to:

(F) Meetings. Only those members in good standing who are present shall count for quorum purposes. Also, A quorum is not necessary to discuss any matters at a meeting.

YES  NO

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## LETTERS

Dear Editor,

My name is Johann Greene and I am writing to you today with a wonderful human interest story. The story is about John Coster. He is a Wild Acres resident, and has been for the past 50 years.

John's story begins in the early 1970's when he and his wife, Rose, wanted to purchase an affordable place to escape and leave behind the quick, chaotic, fast-paced life of Brooklyn, NY. He came across an ad in the local newspaper, advertising a new community in the Poconos called Wild Acres. It boasted pristine lakes, a pool (one at that time), club house and endless nature trails. Just what the doctor ordered for him and his family.

So, in 1973, he visited Wild Acres, fell in love with the community, and the rest is history. The house was built in 1974.

For all these 50 years, many holidays and special events have been celebrated at this house. Even today, he, his two children (John, myself and my husband Peter) and his 4 grandchildren (Brian, Matthew, Emily and Arthur) still frequent this same house - enjoying all that nature has to offer and the serenity that comes with it.

Although the community has grown substantially and a few updates have been made to the house, it will always remain the same home that it was meant to be some 50 years ago - from now, and certainly for generations to come.

*Johann Greene (daughter)*



## FIREWORKS PROHIBITED

Fireworks are NOT ALLOWED in Wild Acres Lakes



**WILD ACRES**  
*World*

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237 Phyllis Court, Stroudsburg PA 18360

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# Planning to Rent Your Home?

(On your own or through a Realtor)



If so, please stop by the Administration Office to fill out the proper forms. This information not only assists us in identifying non-property owners on your property, it also protects you against unlawful use of or entry to your home in your absence. These forms help save us, you and your renters unnecessary embarrassment, frustration and the conducting of unlawful acts within our community.

## Community Corner

### Happy Birthday!

SEPT 1..... Ed Pacuillo	OCT 2 ..... Brittany Licitra
SEPT 4..... Joe Luna Jr.	OCT 3 ..... Nick Saita
SEPT 5..... Tommy Stoughton	OCT 9 ..... Robert Cassimore
SEPT 6..... Chrissy Montague	OCT 17 ..... Dana Cassimore
SEPT 16..... Charles Mascias	OCT 20 ..... Alexandra Marsilia
SEPT 18 ..... Brendan Panasuik	OCT 21 ..... Lilly Sheehan
SEPT 19 ..... Carol Candido	OCT 23 ..... Carleena Seabrooks
SEPT 19 ..... Matt Panasuik	OCT 24 ..... Jack Christie
SEPT 25 ..... Amanda Hooton	OCT 27 ..... Edna Rey
SEPT 26..... Terry Stoughton	OCT 29 ..... Tara Alber
SEPT 30 ..... Bill Murray	

Send your birthday and anniversary dates to [admin@wildacreslakes.org](mailto:admin@wildacreslakes.org)



I would like to remind the residents of Wild Acres that they need to be mindful of their neighbors and keep dogs leashed and under control at all times.

**Public Safety will be issuing citations for all violations or infractions of Article VIII.**

As per our Rules & Regulations...

**Article VIII #2:** Pets walked outside the owner's property, but within Wild Acres, must be leashed and under the owner's control at all times.

**Article VIII #3:** Owners of pets creating a nuisance shall be subject to special assessment/fine.

Thank you for your cooperation.  
Chief Villarroel

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# 2025-2026 Approved WALPOA Operating Budget

## INCOME

Dues Income.....	\$ 1,720,137
Non-Dues Income.....	\$ 187,000
<b>Total Income.....</b>	<b>\$ 1,907,137</b>

## EXPENSES

Administration.....	\$ 638,074
Maintenance.....	\$ 603,341
Public Safety.....	\$ 401,728
Recreation.....	\$ 263,994
<b>Total Expenses.....</b>	<b>\$ 1,907,137</b>

## ANNUAL DUES

<b>Improved properties (house).....</b>	<b>\$ 1,105.00</b>
<b>Unimproved properties (lot).....</b>	<b>\$ 1,105.00</b>
<b>Adjoined properties.....</b>	<b>\$ 1,105.00</b>
<b>Preservation Lots.....</b>	<b>\$ 163.50</b>
<b>Preservation Half Lots.....</b>	<b>\$ 81.75</b>
<b>SOS lots.....</b>	<b>\$ 100.00</b>

It is critical to the welfare of Wild Acres Lakes that every member meets the financial obligation of membership. Paying dues directly impacts the ability to financially maintain the community.

Payments by check can be mailed to:

WALPOA  
116 Wild Acres Drive  
Dingmans Ferry, PA 18328

Credit/debit card payments may be made in person at the Administration Office, by phone, or online through Bill Pay or the AppFolio Portal. There is up to a 3% fee for credit transactions; no fee on debit.

Any member who finds themselves in financial hardship may apply for a payment plan. Contact the Administration Office to schedule an appointment to review your payment options 570-828-7511.

You can also pre-pay your dues. This can take away the financial burden of paying the whole balance in one payment. You do not need to set up any type of payment plan. Send in any amount and it will automatically apply to your account as a pre-payment if there is no outstanding balance.

## Budget Detail

### INCOME

#### Dues Income

Dues Income.....	1,675,137
Prior Dues.....	45,000
<b>Total Dues Income.....</b>	<b>1,720,137</b>

#### Non-Dues Income

Gate Card Fee Income.....	5,000
Rental Fee Income.....	41,325
Atv Registration.....	125
NSF Fees Collected.....	140
Interest Income Dues.....	40,000
Credit Card Fee Income.....	2,500
Collection Fee Income.....	1,000
Violations Income.....	15,200
Builders Packet Admin Income.....	2,000
Cable TV Income.....	11,685
Marquee Income.....	200
Recreation Income.....	5,725
Concession Income - Taxable.....	10,000

## Budget Detail cont.

Re-Sale Fee Income.....	16,000
Interest Income Bank Accounts.....	9,000
Misc Income.....	1,000
Trash Ticket Income.....	22,500
Mailbox Income.....	3,600
<b>Total Non-Dues Income.....</b>	<b>187,000</b>

**Total Operating Income..... 1,907,137**

### EXPENSES

#### Admininstration

Legal Judgements.....	1,000
Wages - Administration.....	259,140
Payroll Taxes - Admin.....	22,229
Payroll Service Admin.....	6,232
Benefits - Administration.....	30,411
Supplies - Administration.....	7,186
Printing.....	3,850
Postage.....	7,642
Postage Equipment Rental.....	3,000
Computer.....	21,000
Newsletter.....	5,794
Exterminator- Admin.....	175
Insurance/Commercial.....	168,000
Insurance/Worker'S Comp.....	26,500
Accounting Fees.....	18,540
Legal Fees.....	20,000
Income & Property Taxes.....	100
Advertising.....	1,000
Collection Court Costs.....	5,000
Credit Card Bank Charges.....	3,000
Collection & Credit Card Fees.....	1,200
Utilities - Administration.....	6,000
Telephone - Administration.....	2,500
Copier Maintenance.....	4,100
Dues & Membership.....	385
Bank & Finance Charges.....	175
Builders Pack-Engineer Svc.....	2,000
Board Meeting Costs.....	1,575
Charitable Contributions.....	500
Appreciation Day.....	1,000
Badges (Membership).....	3,630
Website Service.....	250
Vehicle Registration- Admin.....	110
Internet Access.....	1,970
Bottled Water - Admin.....	1,680
Continuing Education - Admin.....	1,000
Employee Screening Fees.....	200
<b>TOTAL ADMINISTRATION.....</b>	<b>638,074</b>

#### Public Safety

Wages - Security.....	276,840
Wages - OT.....	8,500
Payroll Taxes - Security.....	30,577
Benefits - Public Safety.....	30,411
Supplies - Public Safety.....	3,780
Vehicle Fuel/Mileage - PS.....	16,000
Uniforms - Public Safety.....	2,000
Computer Maint - PS.....	1,500
Equip Repair & Maint - PS.....	2,000
Utilities - Guardhouse.....	3,100
Telephone - Guardhouse.....	2,000
Telephone - Cellular PS.....	800
Vehicle Repair & Maint - PS.....	10,000

Vehicle Registration Fee - PS.....	220
Camera Maintenance - PS.....	4,000
Gate Supply & Repair.....	8,000
Continuing Education - PS.....	2,000
<b>TOTAL PUBLIC SAFETY.....</b>	<b>401,728</b>

#### Maintenance

Wages - Maintenance.....	238,880
Wages - OT.....	12,000
Payroll Taxes - Maint.....	21,849
Benefits - Maintenance.....	30,411
Fuel - Maintenance.....	18,000
Uniforms - Maintenance.....	1,000
Tools/Equip Rental - Maint.....	2,000
Exterminator - Maintenance.....	700
Equipment and small tools.....	3,951
Utilities - Maintenance.....	19,000
Telephone - Maintenance.....	1,200
Telephone - Cellular Maint.....	550
Building Repairs & Maint.....	10,000
Supplies-Maintenance.....	6,500
Vehicle Repair & Maint - Maint.....	9,000
Vehicle Registration - Maint.....	1,900
Road Repairs.....	100,000
Grounds/Fields & Courts.....	9,000
Snow Removal.....	50,000
Dam Inspection.....	2,900
Dam Maintenance.....	5,000
Sanitation.....	22,000
Signs.....	1,000
Permits.....	500
Environmental.....	1,200
Contracted Services - Maint.....	33,800
Continuing Education - Maint.....	1,000
<b>TOTAL MAINTENANCE.....</b>	<b>603,341</b>

#### Recreation

Wages - Recreation.....	99,740
Payroll Taxes - Recreation.....	8,391
Supplies - Recreation.....	4,500
Uniforms.....	1,000
Pool Chairs.....	1,200
Equipment Repair & Maint.....	2,000
Pool Maintenance.....	38,211
Pool Chemicals.....	2,000
Pool & Lake Testing.....	4,000
Utilities - POOL.....	29,000
Utilities.....	7,400
Telephones.....	1,300
Lake Treatment.....	30,352
Lakes & Beaches R&M.....	2,400
Recreation Functions.....	6,500
Swim Team.....	1,000
Carnival/July 4th Event.....	8,000
Concession - Expenses.....	15,000
Beautification.....	1,500
Continuing Education - Rec.....	500
<b>TOTAL RECREATION.....</b>	<b>263,994</b>

**Total Operating Income..... 1,907,137**

**Total Operating Expense..... 1,907,137**

**NOI - Net Operating Income..... 0**

*Approved 08/17/2024*





# WILD ACRES CARNIVAL JULY 6, 2024



# Board of Directors Meeting Minutes

**May 18, 2024**

Delaware Township 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.

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

S. Tarquini:	Rich Bailo: YES	Vacant:	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: ABS	Jeff Dembiak: absent	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Rich Bailo (2<sup>nd</sup> by Joe Jala) to approve Emergency meeting minutes from 4/24/24.

S. Tarquini:	Rich Bailo: YES	Vacant:	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: ABS	Jeff Dembiak: absent	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS	

Motion PASSES

**Announcement of open board seat(s)**

One (1) Seat available; please put in a letter of interest at the Administration Building

**DOO Report**

Collections	Maintenance
Public Safety	Recreation

**Committee Reports**

- Budget & Finance - Bill Fells
- Public Safety - Steven Demmo
- Recreation - Joe Jala
- Environmental/Architectural - Jeff Dembiak
- Capital Improvements/Maintenance - Rich Bailo
- Bylaws
- Communications - Chris Koch
- Beautification - Terasa Tarquini
- Rules & Regulations - Steve Tarquini

Motion by Rich Bailo (2<sup>nd</sup> by Steve Demmo) to approve the Treasurer's Report

S. Tarquini:	Rich Bailo: YES	Vacant:	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

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

S. Tarquini:	Rich Bailo: YES	Vacant:	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Bill Fells: NO
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS	

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.

S. Tarquini:	Rich Bailo: YES	Vacant:	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS	

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.

S. Tarquini:	Rich Bailo: YES	Vacant:	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

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

S. Tarquini:	Rich Bailo: YES	Vacant:	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: 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: \$18,059.20.

S. Tarquini:	Rich Bailo: YES	Vacant:	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: 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.

S. Tarquini:	Rich Bailo: YES	Vacant:	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: absent	Bill Fells: YES

*(continued on next page)*

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## Important Contact Information

- Wild Acres Administration Office ..... 570-828-7511
- Wild Acres Public Safety (Non-Emergency) ..... 570-828-9052
- Wild Acres Public Safety (EMERGENCY) ..... 570-828-9700
- Wild Acres Website ..... [www.wildacreslakes.org](http://www.wildacreslakes.org)
- Wild Acres Administration Email ..... [admin@wildacreslakes.org](mailto:admin@wildacreslakes.org)
- Delaware Township Volunteer Ambulance ..... 570-828-2345
- Delaware Township Fire Department ..... 570-828-2223
- Delaware Township Offices ..... 570-828-2347
- Dingmans Ferry Post Office ..... 570-828-2812
- Verizon ..... 800-483-5000
- Met-Ed Electric ..... 800-545-7741
- Penn American Water Company ..... 800-565-7292
- Blue Ridge Cable Company ..... 570-296-8200

# Board of Directors Meeting Minutes

May 18, 2024 cont.

Chris Koch: YES S. Demmo: YES Elaine Farkas: 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.

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: YES Jeff Dembiak: absent Bill Fells: YES  
Chris Koch: YES S. Demmo: YES Elaine Farkas: 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 of \$48; current amount: \$16,000.

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: YES Jeff Dembiak: absent Bill Fells: YES  
Chris Koch: YES S. Demmo: YES Elaine Farkas: 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.

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: YES Jeff Dembiak: absent Bill Fells: YES  
Chris Koch: YES S. Demmo: YES Elaine Farkas: 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.

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: YES Jeff Dembiak: absent Bill Fells: YES  
Chris Koch: YES S. Demmo: YES Elaine Farkas: 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.

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: YES Jeff Dembiak: absent Bill Fells: YES  
Chris Koch: YES S. Demmo: YES Elaine Farkas: YES  
Motion PASSES

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

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: YES Jeff Dembiak: absent Bill Fells: YES  
Chris Koch: YES S. Demmo: YES Elaine Farkas: YES  
Motion PASSES

Communications (a) written and (b) oral petitions, hearing and comments by members (0) Membership Q&A

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

S. Tarquini: Rich Bailo: YES Vacant: Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: YES Jeff Dembiak: absent Bill Fells: YES  
Chris Koch: YES S. Demmo: YES Elaine Farkas: YES  
Motion PASSES

# Board of Directors Meeting Minutes

June 15, 2024

Delaware Township Building

**Present:** Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro, Jeff Dembiak, Chris Koch, Elaine Farkas (via phone), Steve Demmo, Rich Bailo, Rebecca Gray

**Absent:** Bill Fells

Meeting is called to order: 10:13 am

Motion by Chris Koch (2<sup>nd</sup> by Joe Jala) to approve open meeting minutes from May 18, 2024.

S. Tarquini: Rich Bailo: YES Rebecca Gray: ABS Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: ABS Jeff Dembiak: ABS Bill Fells: absent  
Chris Koch: YES S. Demmo: YES Elaine Farkas: YES  
Motion PASSES

Announcement of open board seat(s): 0

Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to appoint Steve Tarquini as Chairman of the board.

S. Tarquini: Rich Bailo: YES Rebecca Gray: YES Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: YES Jeff Dembiak: YES Bill Fells: absent  
Chris Koch: YES S. Demmo: YES Elaine Farkas: YES  
Motion PASSES

Motion Chris Koch (2<sup>nd</sup> Jeff Dembiak) to appoint Rich Bailo as Vice President of the Board.

S. Tarquini: Rich Bailo: YES Rebecca Gray: YES Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: YES Jeff Dembiak: YES Bill Fells: absent  
Chris Koch: YES S. Demmo: YES Elaine Farkas: YES  
Motion PASSES

Motion Steve Tarquini (2<sup>nd</sup> Bill Sarro) to appoint Steve Demmo as President of the Board.

S. Tarquini: Rich Bailo: YES Rebecca Gray: YES Joe Jala: YES  
T. Tarquini: YES Wm. Sarro: YES Jeff Dembiak: YES Bill Fells: absent  
Chris Koch: YES S. Demmo: YES Elaine Farkas: YES  
Motion PASSES

(continued on next page)



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# Board of Directors Meeting Minutes

## June 15, 2024 cont.

Motion by Steve Tarquini (2<sup>nd</sup> by Bill Sarro) to appoint Bill Fells as Treasurer.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion Steve Demmo (2<sup>nd</sup> Chris Koch) to appoint Terasa Tarquini as Secretary of the Board.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to appoint for Jeff Dembiak, Chris Koch, Steve Tarquini and Steve Demmo to the Executive Committee of the Board.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to nominate Jeff Dembiak, Bill Sarro, Rich Bailo and Terasa Tarquini to the Grievance Committee.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Terasa Tarquini (2<sup>nd</sup> by Jeff Dembiak) to nominate Bill Sarro as liaison of the Hearing Board.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: ABS	Jeff Dembiak: YES	Bill Fells: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

### Director of Operations Report

Doo Report - Read by DOO (Spongy Moths, Potholes, Pool 1, Ford Explorer Insurance payoff received, Lake Treatment, Ford F350 repaired, Bylaw amendment resolution, Clubhouse project status update, North Lake dam project status)

Collections - read by DOO

Maintenance - read by DOO

Public Safety - read by Steve Tarquini

Recreation

Steve Demmo left briefly [to return]

### Treasurer's Report

Financials

May 2024 Financial report

Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to table the Treasurers Report.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: absent
Chris Koch: YES	S. Demmo: absent	Elaine Farkas: YES	

Motion PASSES

### Other Unfinished Business

Status of North Lake Dam Project and funding plan

Status of the Clubhouse project

Motion to establish an Ad-Hoc Emergency Management Committee

### New Business

Motion to approve write offs: 0

Announcement of Board officers

Announcement of committee liaisons

Motion Rich Bailo (2<sup>nd</sup> Chris Koch) to establish an AD-HOC Emergency Management Committee.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: absent
Chris Koch: YES	S. Demmo: absent	Elaine Farkas: YES	

Motion PASSES

Motion by Terasa Tarquini (2<sup>nd</sup> by Bill Fells) to appoint Rich Bailo as liaison of the AD-HOC Emergency Management Committee.

S. Tarquini:	Rich Bailo: ABS	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: absent
Chris Koch: YES	S. Demmo: absent	Elaine Farkas: YES	

Motion PASSES

### Committee Reports

Budget & Finance - Bill Fells

Public Safety - Steven Demmo

Recreation - Joe Jala

Environmental/Architectural - Jeff Dembiak

Capital Improvements/Maintenance - Rich Bailo

Bylaws - Bill Sarro

Communications - Chris Koch

Beautification - Rebecca Gray

Rules & Regulations - Steve Tarquini

Steve Demmo returns

Awarding of Contracts/Bids: (0)

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

Proposed changes to the R&R and policies on first reading - none

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

Membership Q&A

Motion by Terasa Tarquini (2<sup>nd</sup> by Jeff Dembiak) to close the meeting at 11:40 am.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
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T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: absent
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Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	
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Motion PASSES

# Board of Directors Meeting Minutes

## July 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 (2<sup>nd</sup> by Joe Jala) to approve the open meeting minutes from June 15, 2024 with corrections from \*Bill Fells to \*Bill Sarro.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
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T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: ABS
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Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	
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Motion PASSES

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 (2<sup>nd</sup> by Bill Sarro) to accept the May 31, 2024 Financial report with corrections.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
--------------	-----------------	-------------------	---------------

T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
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Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	
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Motion PASSES

Motion by Rich Bailo (2<sup>nd</sup> by Joe Jala) to accept the June 30, 2024 Financial Report.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
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T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
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Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	
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Motion PASSES

### Committee Report

Budget & Finance - Bill Fells

(continued on next page)

# Board of Directors Meeting Minutes

## July 20, 2024 cont.

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.

Two Bids received: Wayco and F&F Paving

Motion by Rich Bailo (2<sup>nd</sup> by Bill Fells) to waive the 3-bid requirement for the Road paving/Repair bid.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Rich Bailo (2<sup>nd</sup> 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.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

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 (2<sup>nd</sup> by Bill Fells) to purchase a portable pool chair lift with a cost not exceeding \$11,500.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

### New Business

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

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Rich Bailo (2<sup>nd</sup> by Bill Fells) to table the Spongy (Gypsy) Moth Egg Mass survey and spray treatment plan.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

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

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

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

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

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

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

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

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Bill Fells (2<sup>nd</sup> 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.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: ABS	

Motion PASSES

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 (2<sup>nd</sup> by Jeff Dembiak) to close the meeting at 1:09pm.

S. Tarquini:	Rich Bailo: YES	Rebecca Gray: YES	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: absent	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

## Do Not Feed the Animals

They are cute and fuzzy and sweet and we naturally want to feed them and get close to them but it's unlawful to feed wild or non-domesticated animals within the community.

Non-domesticated animals would be all those that are born outside, have not, will not or cannot live in a house safely with people. This applies to wild "feral" cats and kittens, deer, bear, raccoons, squirrels, skunks, etc.

So, what will happen? What will they eat if you don't feed them? Wild animals will eat mice, small birds, baby rabbits, trash (not healthy options but the bear and raccoon seem delighted by it), berries, grasses and natural vegetation.

As I researched for facts regarding the hazards of feeding wild animals, I was overwhelmed with the amount of information that I received. This is a major issue in many states not just Wild Acres. By living in our beautiful, forested community, we have committed to living in harmony with nature and interfering with the life cycle and feeding cycle of wild animals goes completely against this vision.

"When people and wildlife interact, wildlife often ends up losing. Always enjoy wildlife from a distance!" ~Anne Muraski~

Here's a link to read: "Eight good reasons why you shouldn't feed wildlife"  
<https://www.aphis.usda.gov/wildlife-services/dont-feed-wildlife#:~:text=Feeding%20wildlife%20can%20lead%20to,if%20fed%20the%20wrong%20foods.>



## Wild Acres POA Balance Sheet as of 5/31/2024

<b>ASSETS</b>	
<b>Cash</b>	
DIME BANK CAPITAL ACCT .....	3,613.45
DIME BANK S. POND DAM CD .....	30,000.00
DIME BANK NTH LK DAM CD .....	50,014.39
DIME BANK DAM ASSESSMENT .....	30,104.74
Wells Fargo Bank Operating.....	18,059.80
DIME BANK DEAP ACCOUNT .....	3,759.75
Wells Fargo Escrow Acct .....	93,051.20
Nbt Bank Operating.....	39,700.44
NBT Dam Assessment .....	(100.00)
NBT SWEEP- DAM ASSESS.....	708,456.11
CITIZENS DAM ASSESSMENT .....	(3,000.00)
CITIZENS CAPITAL ACCOUNT .....	(6,607.60)
CITIZENS DAM ASSESS SWEEP .....	1,133,177.36
CITIZENS CAPITAL SWEEP .....	1,269,847.23
Dime Bank Payroll Account .....	14,971.04
Dime Bank Builders Account.....	5,607.64
Dime Bank Operating Account .....	141,783.01
NBT EMERGENCY STORM FUND ACCT.....	53,080.00
DIME BANK ICS SWEEP .....	1,641,478.21
Dime Bank Cdars-Bldrs Acct .....	16,000.00
<b>Total Cash .....</b>	<b>5,242,996.77</b>
Petty Cash Front Desk .....	500.00
Concession Bank P1 .....	50.00
P2 Concession Bank .....	250.00
Accounts Receivable .....	3,102,337.10
Reserve For Uncollectable.....	(3,102,337.10)
<b>TOTAL ASSETS .....</b>	<b>5,243,796.77</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
DUE TO/FROM OPERATING .....	(7,611.31)
Accrued Expenses.....	9,068.96
Escrow Rental Deposits.....	92,885.01
Prepaid Owner Assessments .....	12,057.75
Capital Transfer Fees .....	11,599.00
Dam Assessments.....	365.70
<b>Total Liabilities .....</b>	<b>118,365.11</b>
<b>Capital</b>	
RETAINED EARNINGS.....	3,285,287.46
Surplus Transfer .....	(298,276.00)
SURPLUS TRANSFER .....	298,276.00
Calculated Retained Earnings .....	1,339,518.20
Calculated Prior Years Ret. Ern.....	500,626.00
<b>Total Capital .....</b>	<b>5,125,431.66</b>
<b>TOTAL LIABILITIES &amp; CAPITAL.....</b>	<b>5,243,796.77</b>

## Wild Acres POA Balance Sheet as of 7/31/2024

<b>ASSETS</b>	
<b>Cash</b>	
DIME BANK S. POND DAM CD .....	30,000.00
DIME BANK NTH LK DAM CD .....	50,014.39
Wells Fargo Escrow Acct .....	96,551.20
NBT Dam Assessment .....	(100.00)
NBT SWEEP- DAM ASSESS.....	714,199.19
CITIZENS CAPITAL ACCOUNT .....	(739.52)
CITIZENS DAM ASSESS SWEEP .....	1,149,646.18
CITIZENS CAPITAL SWEEP .....	1,372,070.66
Dime Bank Payroll Account.....	11,907.23
Dime Bank Operating Account .....	41,833.01
DIME BANK ICS SWEEP.....	1,769,188.13
<b>Total Cash .....</b>	<b>5,234,570.47</b>
Petty Cash Front Desk .....	500.00
Concession Bank P1 .....	50.00
P2 Concession Bank .....	250.00

## Wild Acres POA Balance Sheet as of 6/30/2024

<b>ASSETS</b>	
<b>Cash</b>	
DIME BANK S. POND DAM CD .....	30,000.00
DIME BANK NTH LK DAM CD .....	50,014.39
Wells Fargo Bank Operating.....	18,059.95
Wells Fargo Escrow Acct .....	94,051.20
NBT Dam Assessment .....	(100.00)
NBT SWEEP- DAM ASSESS.....	711,272.95
CITIZENS CAPITAL ACCOUNT .....	(700.00)
CITIZENS DAM ASSESS SWEEP .....	1,165,530.79
CITIZENS CAPITAL SWEEP .....	1,362,870.71
Dime Bank Payroll Account.....	12,239.81
Dime Bank Operating Account .....	35,630.05
DIME BANK ICS SWEEP.....	1,833,372.65
<b>Total Cash .....</b>	<b>5,312,242.50</b>
Petty Cash Front Desk .....	500.00
Concession Bank P1 .....	50.00
P2 Concession Bank .....	250.00
Accounts Receivable .....	3,102,337.10
Reserve For Uncollectable.....	(3,102,337.10)
<b>TOTAL ASSETS .....</b>	<b>5,313,042.50</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
DUE TO/FROM OPERATING .....	(7,611.31)
Accrued Expenses.....	9,068.96
Escrow Rental Deposits.....	93,885.01
Prepaid Owner Assessments .....	11,780.63
Capital Transfer Fees .....	4,420.00
Dam Assessments.....	3,337.75
Suspense .....	3,759.75
<b>Total Liabilities .....</b>	<b>118,640.79</b>
<b>Capital</b>	
RETAINED EARNINGS.....	3,285,287.46
Surplus Transfer .....	(298,276.00)
SURPLUS TRANSFER .....	298,276.00
SUSPENSE.....	(3,759.75)
Calculated Retained Earnings .....	1,412,248.00
Calculated Prior Years Retained Earnings.....	500,626.00
<b>Total Capital .....</b>	<b>5,194,401.71</b>
<b>TOTAL LIABILITIES &amp; CAPITAL.....</b>	<b>5,313,042.50</b>

### 7/31/2024 Balance Sheet cont.

Accounts Receivable .....	3,102,337.10
Reserve For Uncollectable.....	(3,102,337.10)
<b>TOTAL ASSETS .....</b>	<b>5,235,370.47</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
DUE TO/FROM OPERATING .....	(7,611.31)
Accrued Expenses.....	9,068.96
Escrow Rental Deposits.....	96,385.01
Prepaid Owner Assessments .....	13,784.14
Capital Transfer Fees .....	6,793.50
Dam Assessments.....	1,624.80
Suspense .....	3,759.75
<b>Total Liabilities .....</b>	<b>123,804.85</b>
<b>Capital</b>	
RETAINED EARNINGS.....	3,285,287.46
Surplus Transfer .....	(298,276.00)
SURPLUS TRANSFER .....	298,276.00
SUSPENSE.....	(3,759.75)
Calculated Retained Earnings .....	1,329,411.91
Calculated Prior Years Retained Earnings.....	500,626.00
<b>Total Capital .....</b>	<b>5,111,565.62</b>
<b>TOTAL LIABILITIES &amp; CAPITAL.....</b>	<b>5,235,370.47</b>

# LUAU

The community Luau was held on July 20<sup>th</sup>  
We had a great turn out and fun was had by all!



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Sold for Sold for Eugene Rozov



In WILD ACRES

Sold for the Kraminskiys



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Sold for Andrew Lescinsky



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