

WALPOA BOD Open Meeting 09/28/2024

Delaware Township Building

Present: Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro, Jeff Dembiak, Elaine Farkas, Steve Demmo (via phone at 10:09), Rich Bailo, Bill Fells, Chris Koch

Absent: Elaine Farkas (Medically excused)

Meeting is called to order at 10:09

Flag Salute

Steve Demmo arrived in person at 10:15

- Motion by Bill Sarro (2nd by Chris Koch) to approve the Open meeting minutes from August 17, 2024 with corrections to remove: “Motion by W Sarro 2nd by C Koch to add the language to the Bylaws that 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shall constitute a quorum for the purpose of the Annual or General Membership Meetings” due to the motion being withdrawn.

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

Motion Passes 7 Yes, 1 Abstain, 1 Absent

- Motion by Chris Kock (2nd by Jeff Dembiak) to approve the 9.19.24 Special Meeting Minutes.

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

Motion Passes 6 Yes, 2 Abstain, 1 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to Accept Rebecca Gray’s resignation from the Board dated 8/8/24.

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

Motion Passes 8 yes, 1 Absent

Announcement of open Board seat(s)- 1

Director of Operations Report

- Doo Report- Read by DOO

Rich Bailo steps out at 10:32

Rich Bailo returns at 10:39

- Collections
- Maintenance
- Public Safety
- Recreation

Treasurer’s Report

July 2024 Financial report- Tabled 8/17/24

August 2024 Financial report

- Motion by Chris Koch (2nd by Jeff Dembiak) to accept the July 2024 Financial report.

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

Motion Passes 7 Yes, 1 Abstain, 1 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to accept the August 2024 Financial report.

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

Motion Passes 8 Yes, 1 Absent

Committee Report

- Budget & Finance- Bill Fells
- Public Safety- Steven Demmo Meeting set for 10/2 @ 6 pm
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Rich Bailo
- Emergency Management- Rich Bailo
- Bylaws Committee- Bill Sarro Meeting set for 10/16 @ 6:30 pm
- Communications Committee- Chris Koch
- Beautification Committee-
- Rules & Regulations Committee- Steve Tarquini Meeting set for 10/8 @ 6:00 pm
- **Awarding of Contracts/Bids**
 - Awarding of the bid for demolition services of the Clubhouse building

- Motion by Chris Koch (2nd by Steven Demmo) to accept the bid from Leeward Construction for the Clubhouse demolition in the amount of \$127,700.

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

Motion Fails 4 Yes, 5 No, 1 Absent

- Motion by Jeff Dembiak (2nd by Joe Jala) to accept the bid from Wayco Inc for the Clubhouse demolition in the amount of \$73,760.

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

Motion Passes 6 Yes, 2 No, 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

- Motion by Chris Koch (2nd by Terasa Tarquini) to approve the Spongy (Gypsy) Moth Egg Mass Survey conducted with a cop of \$1,000.

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

Motion Passes 6 Yes, 2 No, 1 Absent

- Motion by Chris Koch (2nd by Bill Fells) to have the DOO put out the Spongy (Gypsy) Moth Spray Treatment for bid.

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

Motion Passes 7 Yes, 1 No, 1 Absent

- Motion by (2nd by) to ratify Emergency motion by Bill Fells 2nd by Jeff Dembiak via email on 9.5.24 to move all funds from Citizens Bank to NBT Bank- voting is as follows Jeff D Yes C Koch Yes Elaine F Yes, Bill Sarro, Yes Bill Fells Yes, Terasa Tarquini Yes, Rich Bailo Abstain, Steve Demmo Abstain

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

Motion Passes 8 Yes, 1 Absent

New Business

- Motion by Chris Koch (2nd by Bill Sarro) to replace Public Safety Vehicle with the insurance reimbursement funds of \$25,875.

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

Motion Passes 7 Yes, 1 No, 1 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to accept Deed in Lieu in the amount of \$66,057.38

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

Motion Fails 1 Yes, 7 No, 1 Absent

- Motion by Chris Koch (2nd by Bill Fells) to move \$300.00 from Admin G/L 54300 Appreciation Day to G/L 51101 Vehicle Fuel and Mileage

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

Motion Passes 7 yes, 1 No, 1 Absent

- Motion by Rich Bailo (2nd by Bill Sarro) to move \$10,059.00 from Admin G/L 51300 Computers to G/L 52696 credit card charges

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

Motion Passes 8 Yes, 1 Absent

- Motion by Chris Koch (2nd by Bill Fells) to move \$1,475.00 from Admin G/L 52600 Advertising to G/L 52697 Collection fees

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

Motion Passes 8 Yes, 1 Absent

- Motion by Chris Koch (2nd by Bill Sarro) to move \$3,327.38 from Rec G/L 82501 Pool Chemicals to G/L 80101-500 Payroll taxes

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

Motion Tabled after Discussion

- Motion by (2nd by) to move \$1,569.18 from Rec G/L 82501 Pool Chemicals to G/L 86502 Carnival

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

Motion Tabled

- Motion by Rich Bailo (2nd by Bill Fells) to move \$248.45 from Rec G/L 82501 Pool Chemicals to G/L 88100 Continuing education

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

Motion Tabled after discussion

- Motion by Chris Koch (2nd by Jeff Dembiak) to approve Write Offs for August 2024 in the amount of \$78,617.41

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

Motion Passes 7 Yes, 1 No, 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

- Motion by Jeff Dembiak (2nd by Chris Kock) to close the meeting at 1:59 pm

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

Motion Passes 8 Yes, 1 Absent