

**Wild Acres Lakes Property Owners Association**  
**AMENDED Minutes of the Open Board of Directors Meeting**  
**August 17, 2024 10:00am**

**Delaware Township Building**

Amended at the 09/28/2024 Board Meeting.

Meeting Called to order 10:15am

Flag Salute

Board of Directors Roll Call

Present: Steve Demmo acting chair, Jeff Dembiak, Joe Jala, Rich Bailo, William Sarro, Chris Koch acting secretary, William Fells, Elaine Farkas (via phone)

Absent: Steve Tarquini, Terasa Tarquini, Rebecca Gray

Approval of Minutes

**Motion by W. Sarro, 2<sup>nd</sup> by J. Jala to approve the Open meeting minutes from 07/20/2024**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, E. Farkas, W. Fells

Nay: None

Abstain: C. Koch

**Motion Passes**

Announcement of open Board seat(s) – None

Director of Operations Report

DOO Report discussed disposing of old vehicles, quorum change, road paving, chairlift, clubhouse parking variance, clubhouse demo, N. Lake Dam, St. Patrick's Church for October General Membership Meeting

Collections discussed how many properties this year vs last year

Maintenance read by DOO

Public Safety S. Demmo discussed still reviewing the gate pass policy

Recreation J. Jala it was a good season

Treasurers Reports

**Motion by R. Bailo, 2<sup>nd</sup> by C. Koch to table the treasurers' report until the next board meeting.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells

Nay: None

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

Committee Reports

Budget & Finance – B. Fells submitted proposed 25/26 operating budget

Public Safety - S. Demmo reviewing gate pass policy

Recreation – J. Jala it was a good year

Environmental/Architectural- J. Dembiak reviewing Gypsy Moth plan

Capital Improvements/Maintenance- R. Bailo

Bylaws Committee

Communications Committee

Beautification Committee

Rules & Regulations Committee

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Capital Budget Motions as proposed by Capital Improvement Committee, to be placed on the October 2024 ballot:

**Motion by R. Bailo, 2<sup>nd</sup> by J. Jala to dispose of/remarket the 2017 Jeep Patriot, 2007 Subaru Outback, 2012 Ford F350, 2004 Ford F350.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells

Nay: None

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Motion by R. Bailo, 2<sup>nd</sup> by W. Sarro to purchase two postal cluster mailboxes not to exceed \$6,000.00 and any surplus, unspent balance be returned to the undesignated capital balance.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells

Nay: None

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Motion by R. Bailo, no 2<sup>nd</sup>, to dedicate \$150,000.00 to Upper Fawn Lake spillway repairs. Upon completion of the spillway, any residual monies will be designated to the existing Fawn Lake Beach repair project for playground and/or recreation items, or the posting of bids for Fawn Lake Beach and Playground planning.**

**Motion Withdrawn**

**Motion by R. Bailo, 2<sup>nd</sup> by W. Sarro to dedicate \$25,000.00 to the Wild Acres Reserve Fund to be in compliance with the WALPOA bylaws.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch

Nay: W. Fells

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Motion by R. Bailo, 2<sup>nd</sup> by J. Jala to dedicate \$80,000.00 for the purchase of a one-ton truck with plow. any surplus, unspent balance be returned to the undesignated capital balance.**

Yay: R. Bailo, W. Sarro, C. Koch, W. Fells

Nay: J. Dembiak, J. Jala,

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Motion by R. Bailo, 2<sup>nd</sup> by J. Jala to dedicate \$200,000.00 from surplus to the new Clubhouse Project.**

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Yay: J. Dembiak, R. Bailo, J. Jala, S. Demmo- tie breaker

Nay: W. Sarro, C. Koch, W. Fells

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

Bylaw change motion presented by W. Sarro to be placed on the October 2024 ballot:

**Motion by W. Sarro, 2<sup>nd</sup> by R. Bailo to change the number of quorum of directors from 3 to 5 to call for an emergency meeting.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells

Nay: None

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Amended 09/28/2024 to strike the motion. Motion was withdrawn. This is to be removed from the October Membership Meeting Ballot.**

**Motion by W. Sarro, 2<sup>nd</sup> 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.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: None

Abstain: None

**Motion Passes-WITHDRAWN**

**Motion by W. Sarro, 2<sup>nd</sup> by C. Koch to place on the October ballot, the two approved bylaw changes scheduled for the June ballot that were not voted on due to a failure to meet quorum.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: None

Abstain: None

**Motion Passes**

Awarding of Contracts/Bids (0)

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

Other Unfinished Business

New Business

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Amendment of 7/20/2024 Motion to award Wayco Bid

**Motion by C. Koch, 2<sup>nd</sup> by J. Dembiak to amend the WayCo bid to strike the phrase “Option B”; that option was an add-on to Option A. The amendment should strike “Option B”, choosing “Option A”, not to exceed \$607,167.00**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: None

Abstain: None

**Motion Passes**

Amendment of 7/20/2024 Motion to approve purchase of the portable chairlift.

**Motion by C. Koch, 2<sup>nd</sup> by J. Dembiak to amend the motion of July 20, 2024, to purchase the portable chairlift not to exceed \$11,500.00. The amendment is to allocate to GL 73300-000, building Repairs & Maintenance and amend the total to \$11,627.14**

Yay: J. Dembiak, J. Jala, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: R. Bailo

Abstain: None

**Motion Passes**

Motion to approve venue for the October General Membership Meeting

**Motion by C. Koch, 2<sup>nd</sup> by W. Sarro, to approve renting St. Patrick’s Church in Milford for the October General Membership Meeting. The meeting must be ended by 1:00pm due to another event at this venue.**

Yay: J. Dembiak, J. Jala, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: R. Bailo

Abstain: None

**Motion Passes**

Motion to approve 2025-2026 Operating Budget

**Motion by R. Bailo, 2<sup>nd</sup> by B. Fells, to add the Budget & Finance Committee’s recommended 2025/2026 operating budget of the \$1,901,852 to the ballot for the October General Membership Meeting.**

Yay: R. Bailo

Nay: J. Dembiak, J. Jala, W. Sarro, C. Koch

Abstain: W. Fells, E. Farkas

**Motion Failed**

**Motion by J. Dembiak, 2<sup>nd</sup> by W. Sarro, to approve the Treasurer’s recommended 2025/2026 operating budget of \$1,907,137, striking the capital funding.**

Yay: J. Dembiak, J. Jala, W. Sarro, C. Koch, W. Fells,

Nay: R. Bailo

Abstain: E. Farkas

**Motion Passes**

Discussion on funding the Capital Reserve

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Motion by W. Sarro, 2<sup>nd</sup> by C. Koch, to add to the ballot for the 2024 General Membership Meeting, to collect \$145 per property to be allocated to the Capital Reserve Fund for the 2025/206 fiscal year.

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: None

Abstain: None

**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

Joanie P. requested the Board disregard E. Farkas' votes because she was not in attendance for the entire meeting.

S. Rose would like it added for the record, his assertion that the Budget & Finance Committee's recommended budget has been hijacked for two years in a row.

Adjournment 2:15pm