

WALPOA BOD Open Meeting 10/19/2024

Delaware Township Building

Present: **Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro, Jeff Dembiak, Elaine Farkas, Steve Demmo, Bill Fells, Chris Koch**

Absent: **Rich Bailo Unexcused Absence**

Meeting is called to order at: 10:14 am

Flag Salute

- Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to approve the Open meeting minutes from September 28, 2024

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

Motion Passes 7 Yes, 1 Abstain, 1 Absent, 1 Open seat

- Motion by Bill Sarro (2<sup>nd</sup> by Bill Fells) to approve the Record of Votes from the General Membership Meeting on

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

October 5, 2024

Motion Passes 7 Yes, 1 Abstain, 1 Absent, 1 Open seat

Announcement of open Board seat(s)- Welcome announcement of new BOD member Liberty Buccello

Liberty Buccello joined the BOD at the table

**Director of Operations Report**

- Doo Report- Read by DOO
- Collections
- Maintenance
- Public Safety- code enforcement notices
- Recreation

**Treasurer's Report**

September 30, 2024 Financial report read by the Treasurer

- Motion by Bill Sarro (2<sup>nd</sup> by Chris Koch) to accept the September 30, 2024 Treasurers report

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

Motion Passes 8 Yes, 1 Absent, 1 Abstain

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**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 Next Meeting 11/13/24
- Communications Committee- Chris Koch
- Beautification Committee-
- Rules & Regulations Committee- Steve Tarquini Next Meeting 10/22/24

**Awarding of Contracts/Bids-0**

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

**Other Unfinished Business**

- Status of North Lake Dam Project and Funding plan
- Status of Clubhouse project

- Motion by (2<sup>nd</sup> by ) to move \$3,327.38 from Rec G/L 82501 Pool Chemicals to G/L 80101-500 Payroll taxes

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

Motion Tabled

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

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

Motion Tabled

- Motion by (2<sup>nd</sup> by ) to move \$248.45 from Rec G/L 82501 Pool Chemicals to G/L 88100 Continuing Education

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

Motion Tabled

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**New Business**

- Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to approve the MKSD Pool Consultant Fee Proposal for \$25,000

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

Motion Passes 9 Yes, 1 Absent

- Motion by (2<sup>nd</sup> by ) to approve an Operating Budget Increase

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

Motion Tabled

- Motion by (2<sup>nd</sup> by ) to terminate Construct Engineering Agreement

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

Motion Tabled

- Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to approve Write offs for September 2024 in the amount of \$38,582.73

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

Motion Passes 7 Yes, 2 Abstain, 1 Absent

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

**Membership Q&A**

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Road paving, Visitors/Gate Procedure/Safety, Audit,

- Motion by Steve Demmo (2<sup>nd</sup> by Jeff Dembiak) to update the SOP to state that visitors that are not called in and that are not on a permanent guest list will not be admitted

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

Motion Tabled

- Motion by Terasa Tarquini (2<sup>nd</sup> by Joe Jala) to close the meeting at 12:46

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

Motion Passes 9 Yes, 1 Absent