

WALPOA BOD Open Meeting 11/16/2024

Delaware Township Building

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

Absent: **Jeff Dembiak**

Meeting is called to order at: 10:13 am

Flag Salute

- Motion by Chris Koch (2nd by Bill Fells) to approve the Open meeting minutes from October 19, 2024

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

Motion Passes 7 Yes, 2 Abstain, 1 Absent

Announcement of open Board seat(s)- 0

Director of Operations Report

- Doo Report- Read by DOO
- Collections
- Maintenance
- Public Safety
- Recreation

Treasurer’s Report

- October 2024 Financial Report
- Motion by Chris Koch (2nd by Terasa Tarquini) to accept the October 31, 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	Abstain	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

Motion Passes 8 Yes, 1 Abstain, 1 Absent

Committee Report

- Budget & Finance- Bill Fells 11/21 Meeting date set
- Public Safety- Steven Demmo
- Recreation- Joe Jala
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Rich Bailo

- Emergency Management- Rich Bailo
- Bylaws Committee- Bill Sarro 11/20 Meeting date set
- Communications Committee- Chris Koch
- Beautification Committee- Liberty Buccello appointed Committee Chair
- Rules & Regulations Committee- Steve Tarquini

Awarding of Contracts/Bids-1

- Ariel Spray Treatment for Spongy Moth Caterpillar (Tabled pending results of Egg Mass Survey)
- Motion by Chris Koch (2nd by Terasa Tarquini) to table bids pending results of egg mass survey.

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

Motion Passes 9 Yes, 1 Absent

- Motion by Rich Bailo (2nd by Chris Koch) to waive the 3-bid requirement for Ariel Spraying of the Spongy Moth Caterpillars.

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

Motion Passes 9 Yes, 1 Absent

- Motion by Rich Bailo (2nd by Chris Koch) to remove (C) and (D) under Unfinished Business.

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

Motion Passes 9 Yes, 1 Absent

- Motion by Rich Bailo (2nd by Bill Fells) to increase the Dues by 12% for the 2025/2026 year to meet the 10% Contingency Coverage as per our Bylaws.

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

Proposed changes to the R&R and policies on first reading- 1

Motion to Amend the WALPOA Rules & Regulations

Article XIV Recreational and Other Motor Vehicles Section 3:

Add (A) to Section 3: All visitors not registered on a permanent guest list must be called in to the Public Safety Booth before the visitor is allowed entry into the community.

Current Rule:

3. Guests must obtain a pass from the Public Safety booth before entering WALPOA and guest passes must be visibly displayed on the dashboard of their vehicles at all times. This includes contractors.

Proposed Amendment:

3. Guests must obtain a pass from the public safety booth before entering WALPOA and guest passes must be visibly displayed on the dashboard of their vehicles at all times. This includes contractors.

A. All visitors not registered on a permanent guest list must be called in to the Public Safety Booth before the visitor is allowed entry into the community.

- Motion by Rich Bailo (2nd by Chris Koch) to accept the First Reading of the Proposed changes to R&R with 1 spelling correction (*GUEST).

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

Motion Passes 9 Yes, 1 Absent

Other Unfinished Business

- Status of North Lake Dam Project and Funding plan
- Status of Clubhouse project
- Motion to move \$3,327.38 from Rec G/L 82501 Pool Chemicals to G/L 80101-500 Payroll taxes
- Motion to move \$1,569.18 from Rec G/L 86502 Pool Chemicals to G/L 88100 Continuing Education

- Motion by (2nd 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 Removed

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

New Business

- Motion by Chris Koch (2nd by Rich Bailo) to approve the October 2024 Write Offs in the amount of \$64,578.11.

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

Motion Passes 8 Yes, 1 Abstain, 1 Absent

- Motion by Chris Koch (2nd by Rich Bailo) to approve the Deed back of lot 404-84.

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

Motion Passes 9 Yes, 1 Absent

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

Membership Q&A

- Motion by Rich Bailo (2nd by Terasa Tarquini) to close the meeting at 12:51 pm

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

Motion Passes 9 Yes, 1 Absent