

**Wild Acres Lakes Property Owners Association
Open Board of Directors Meeting Minutes
December 14, 2024 10:00am**

Delaware Township Building

Meeting Called to order 10:07am

Flag Salute

Board of Directors Roll Call

Present: S. Demmo, Acting Chair, C. Koch, Acting Secretary, B. Fells, J. Dembiak, J. Jala, L. Buccello, B. Sarro, and R. Bailo

By Phone: S. Tarquini, T. Tarquini, and E. Farkas

Motion to approve Meeting Minutes of November 16, 2024

C. Koch Motioned, L. Buccello 2nd

Yea: B. Sarro, B. Fells, C. Koch, J. Jala, L. Buccello, R. Bailo, S. Tarquini, T. Tarquini, and E. Farkas

Nay: None

Abstain: J. Dembiak

Motion passes.

Director of Operations Report, DOO Report, Collections, Maintenance, Public Safet, Recreation reports read.
Discussion on Spongy Moth egg mass survey recommends spraying and discussion of possible reimbursement from Pike County grant.

November 2024 Financial Report

Motion to accept Treasurers by S. Tarquini, B. Sarro 2nd

Yea: B. Sarro, B. Fells, C. Koch, J. Dembiak, J. Jala, L. Buccello, S. Tarquini, T. Tarquini, and E. Farkas

Nay: None

Abstain: R. Bailo

Motion passes.

Committee Reports

Budget & Finance minutes in board meeting documents

Public Safety conversation about drones

Recreation 12/23 Christmas Decorating Contest judging, Community Christmas Party 12/21

Environmental/Architectural

Capital Improvements/Maintenance

Emergency Management discussion to meet with local officials to create an SOP for emergency responses and possibility of asking maintenance staff to join volunteer Fire Department for community related fire calls.

By Laws productive meeting reviewing mail-in ballot options and quorum changes.

Communications

Beautification

Rules & Regulations second reading of rule amendment

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

Motion to Amend the WALPOA Rules & Regulations as read, made by R. Bailo, L. Buccello 2nd

Yea: B. Sarro, B. Fells, C. Koch, J. Dembiak, J. Jala, R. Bailo, L. Buccello, S. Tarquini, T. Tarquini, and E. Farkas

Nay: None

Abstain: None

Motion passes.

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 to award bid for Aerial Spray Treatment for Spongy Moth Caterpillar to Bruce's Flying Services as recommended for Option 2, Forway76B for +500 acres at \$34.35 per acre made by C. Koch, R. Bailo 2nd

Yea: B. Sarro, B. Fells, J. Dembiak, J. Jala, L. Buccello, R. Bailo, S. Tarquini, T. Tarquini, and E. Farkas

Nay: C. Koch

Abstain: None

Motion passes.

Motion to increase the operating expense budget by 10% for fiscal years 2024-2025 and 2025-2026 to be added to a G/L for Clubhouse expenses made by B. Sarro, L. Buccello 2nd.

Yea: B. Sarro, B. Fells, C. Koch, J. Dembiak, J. Jala, and L. Buccello,

Nay: S. Tarquini, T. Tarquini, and E. Farkas

Absent: R. Bailo

Motion passes.

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Motion to approve Write Offs for November 2024 made by C. Koch, B. Fells 2nd

Yea: B. Sarro, B. Fells, J. Dembiak, C. Koch, J. Jala, S. Tarquini, T. Tarquini, and E. Farkas
Nay: None
Absent: L. Buccello, R. Bailo
Motion passes.

Motion to approve ending quarterly audits/comps by CPA made by C. Koch, B. Sarro 2nd

Yea: B. Fells, J. Dembiak, C. Koch, J. Jala, L. Buccello, S. Tarquini, T. Tarquini, and E. Farkas
Nay: B. Sarro
Abstain:
Absent: R. Bailo
Motion passes.

Motion to close Wells Fargo escrow account and move funds to NBT Bank made by B. Fells, S. Tarquini 2nd.

Yea: B. Sarro, B. Fells, J. Dembiak, C. Koch, J. Jala, S. Tarquini, T. Tarquini, and E. Farkas
Nay: None
Abstain: L. Buccello
Absent: R. Bailo
Motion passes.

Motion to approve the Fiscal Year 2023-2024 Audit made by B. Fells, J. Dembiak 2nd

Yea: B. Sarro, B. Fells, J. Dembiak, C. Koch, J. Jala, L. Buccello S. Tarquini, T. Tarquini, and E. Farkas
Nay: None
Abstain: None
Absent: R. Bailo
Motion passes.

Motion to reopen close meeting made by B. Sarro, J. Dembiak 2nd

Motion passes.

Membership Q&A

A recommendation to honor the memory of past volunteer, Betty White with a plaque in memorial park was made. The board agreed.

Closed meeting readjourned at 12:36pm

Meetings adjourned at 1:00pm