

WALPOA BOD Open Meeting 1/18/2025

Delaware Township Building

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

Absent: **Rich Bailo**

Meeting is called to order at 10:14

Joe Jala notifies Chairman that he has to leave at 11:30

Flag Salute

- Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to approve the Open meeting minutes from 12/14/2024 with correction that Bill Sarro voted No on motion

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 Bill Sarro (2<sup>nd</sup> by Joe Jala) to approve the Emergency meeting minutes from 12/30/2024

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

Motion Passes 9 Yes- 1 Absent

- Motion by Liberty Buccello (2<sup>nd</sup> by Terasa Tarquini) to approve the Bid Opening minutes from 1/09/2025

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	Abstain	Abstain	Yes	Abstain	Yes	Abstain

Motion Passes 5 Yes- 4 Abstain- 1 Absent

Announcement of open Board seat(s)- 0

**Director of Operations Report**

- Doo Report- Read by DOO Write- Offs for 12/2024; Spongy Moth Ariel Spray treatment grant application; Outsourcing Landscaping; PS Vehicle; Capitol Reserve Study; CH Land Development approved; North Lake Dam Project; Upcoming storm/cold weather/Plowing
- Collections- Read by DOO
- Maintenance- Read by DOO
- Public Safety- Read by DOO
- Recreation

### Treasurer's Report

December 2024 Financial report

- Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to accept the December 31, 2024 Financial 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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Passes 9 yes- 1 Absent

### 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
- Communications Committee- Chris Koch
- Beautification Committee- Liberty Buccello
- Rules & Regulations Committee- Steve Tarquini

### Awarding of Contracts/Bids

- Maintenance Truck Bid (2 Bids received)
- Motion by Steve Demmo (2<sup>nd</sup> by Liberty Buccello) to table the Maintenance Truck Bids and send them back out for requalification

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

**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 Terasa Tarquini (2<sup>nd</sup> by Liberty Buccello) to remove the request for a 2025-2026 Operating Dues 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	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Passes 9 Yes- 1 Absent

## New Business

- Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to approve the December 2024 write offs in the amount of \$3,829.09 for special payment plans paid in full

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 Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to accepting the Capital Reserve Study

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 Abstain- 1 Absent

- Motion by Steve Demmo (2<sup>nd</sup> by Bill Fells) to allow DOO to contact RKR Hess regarding allowing them to bid out for the Culvert replacement of North Lake

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

Joe Jala leaves at 1130 am

- Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to allow the DOO to put the WALPOA landscaping out for bid for lawn mowing

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	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Passes 8 yes- 2 absent

- Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to increase the Maintenance expense budget by \$51,937.20 creating a g/l item for the purpose of Spongy Moth Spraying from the Operating Budget

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	No	Absent	No	Yes	No	No	Yes	No	No

Motion Fails 2 Yes- 6 No- 2 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

New mailboxes, front gate operations, disorderly conduct at committee meetings, wellness check procedures, Maintenance truck bid, Budget and Finance recommendations, Line painting, accessing meeting minutes, Spongy moths, communications committee look into the Owl for FB live/YouTube, Chairman of committees should be responsible for controlling conduct at committee meetings, PS Patrol, Suggestion to add "Comments on agenda" to beginning of each agenda

- Motion by Liberty Buccello (2<sup>nd</sup> by Jeff Dembiak) to close the meeting at 1:27 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	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Passes 9 Yes- 1 Absent