

WALPOA BOD Open Meeting 02/15/2025

Delaware Township Building

Present: **Steve Tarquini, Terasa Tarquini, Joe Jala, Jeff Dembiak, Chris Koch, Elaine Farkas (via phone), Steve Demmo, Liberty Buccello, Bill Fells**

Absent: **Rich Bailo (Work), William Sarro (family emergency)**

Meeting is called to order: 10:09 am

- Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to approve the Open meeting minutes from 1/18/2025.

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	Absent	Yes	Yes	Yes	Yes	Yes

Motion Passes 8 Yes, 2 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Liberty Buccello) to approve the Emergency meeting minutes from 1/27/2025.

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	Absent	Yes	Yes	Yes	Yes	Yes

Motion Passes 8 Yes, 2 Absent

Announcement of open board seat(s)-0

**Director of Operations Report**

- Doo Report- read by DOO
- Collections- read by DOO
- Maintenance- read by DOO
- Public Safety- Stats read by DOO
- Recreation-No report

**Treasurer's Report**

- January 2025 Financial Report read by B. Fells
- Motion by Chris Koch (2<sup>nd</sup> by Joe Jala) to accept the January 31, 2025 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	Absent	Yes	Yes	Yes	Yes	Yes

Motion Passes 8 Yes, 2 Absent

# WALPOA BOD Open Meeting 02/15/2025

## Delaware Township Building

### Committee Report

- Budget & Finance- Bill Fells No report. Next meeting date TBA
- Public Safety- Steven Demmo No report. Next meeting date TBA
- Recreation- Joe Jala No report
- Environmental/Architectural- Jeff Dembiak Next meeting TBA
- Capital Improvements/Maintenance- Rich Bailo
- Bylaws Committee- Bill Sarro Next meeting TBA
- Communications Committee- Chris Koch
- Beautification Committee- Liberty Buccello
- Rules & Regulations Committee- Steve Tarquini

### Old Business

- Status of North Lake Dam Project and Funding plan
- Status of Clubhouse Project
- Maintenance Truck Bid requalification
- Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to reject the Maintenance Truck requalification bids and to allow the DOO to send it back out to rebid to meet the ballot requirements.

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	Absent	Yes	Yes	Yes	Yes	Yes

Motion Passes 8 Yes, 2 Absent

- Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to ratify the vote taken via email on 2/6/2025 which reads:  
*Motion by Terasa Tarquini (2<sup>nd</sup> by Jeff Dembiak) to accept the additional cost of \$30,000 to RKR Hess/UTRS for Bid Administration and Construction Observation \*with correction that Bill Fells voted yes. (Motion passed via email on 2/6/2025).*

Discussion: The original contract signed in 2021 was to perform the dam rehabilitation at the same time as the culvert replacements; \$85,000 for the Dam and \$55,000 for the Culverts. The cost increase is to perform the same scope of work as two separate projects which increases the cost for the culverts to the 2021 cost of \$85,000 plus approved, reimbursable expenses.

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	Absent	Yes	Yes	Yes	Yes	Yes

Motion Passes 8 Yes, 2 Absent

# WALPOA BOD Open Meeting 02/15/2025

## Delaware Township Building

### New Business

- Clubhouse Roof
- Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to approve the Architects' current design plan recommendation to build a pre-engineered structured roof over the indoor pool.

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	Absent	Yes	Yes	Yes	Yes	Yes

Motion Passes 7 Yes, 2 Absent, 1 Abstain

- Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to allow the DOO to put out for bid the Clubhouse kitchen equipment when necessary.

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	Absent	Yes	Yes	Yes	Yes	Yes

Motion Passes 8 Yes, 2 Absent

- **Awarding of Contracts/Bids (0)**
- **Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading**
- **Proposed changes to the R&R and policies on first reading- None**
- **Communications (a) written and (b) oral petitions, hearing, and comments by members**
- **Membership Q&A**

- Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to close the meeting at 12:45 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	Absent	Yes	Yes	Yes	Yes	Yes

Motion Passes 8 Yes, 2 Absent