

WALPOA BOD Open Meeting 3/15/2025

Delaware Township Building

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

Absent: **Jeff Dembiak**

Meeting is called to order at 10:02

Flag Salute

- Motion by Chris Koch (2nd by Liberty Buccello) to approve the open meeting minutes from 2/15/2025.

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

Motion Passes 6 Yes, 2 Abstain, 1 Absent

Announcement of open Board seat(s)- 1 seat vacancy announced. Letters of interest encouraged.

Director of Operations Report

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

Treasurer's Report

February 2025 Financial report read by Bill Fells

- Motion by Chris Koch (2nd by Joe Jala) to accept the February 18, 2025 Financial report.

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

Motion Passes 7 Yes, 1 Abstain, 1 Absent

Committee Report

- Budget & Finance- Bill Fells Announcement of next meeting on 3/20
- Public Safety- Steven Demmo

- Recreation- Joe Jala Announcement of next meeting 4/2
- Environmental/Architectural- Jeff Dembiak
- Capital Improvements/Maintenance- Steve Demmo appointed by Chairman on 3/15/25
- Emergency Management-
- Bylaws Committee- Bill Sarro
- Communications Committee- Chris Koch
- Beautification Committee- Liberty Buccello
- Rules & Regulations Committee- Steve Tarquini

Awarding of Contracts/Bids

Awarding of North Lake Dam Culvert Project Bid- A bid opening meeting was held at the Admin Building on 3/7 (Tabled)

Seasonal Landscaping Bid- 1 bid received and read (Tabled to be vetted)

- Motion by Liberty Buccello (2nd by Chris Koch) to create a search committee to find an Environmental Attorney.

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

Motion Passes 8 Yes, 1 Absent

- Motion by Chris Koch (2nd by Liberty Buccello) to table the North Lake Dam Culvert project.

Steven Tarquini Chairman	Vacant	Liberty Buccello	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Bill Fells	Chris Koch	Steve Demmo	Elaine Farkas
X	X	Yes	Yes	Yes	Yes	Absent	Yes	Yes	No	Yes

Motion Passes 7 Yes, 1 No, 1 Absent

Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading-0

Old Business

Status of North Lake Dam Project and funding plan

Status of the Clubhouse project

New Business

Letter of Credit for Clubhouse Land Development

February 2025 Write offs in the amount of \$778.14

- Motion by Liberty Buccello (2nd by Bill Fells) to allow The Dime bank to issue a Letter of Credit to Delaware Township for the Clubhouse Land Development project.

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

Motion Passes 7 Yes, 1 Abstain, 1 Absent

- Motion by Chris Koch (2nd by Bill Fells) to approve the February 2025 Write-Offs in the amount of \$778.14 for a Special Payment Plan paid in full.

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

Motion Passes 8 Yes, 1 Absent

- Motion by Chris Koch (2nd by Terasa Tarquini) to continue the Goose remediation program in the amount of \$7,499.89.

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

Motion Passes 8 Yes, 1 Absent

- Motion by Chris Koch (2nd by Liberty Buccello) to accept the request for Applicant 1 and 2 for the Preservation Program.

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

Motion Passes 7 Yes, 1 Abstain, 1 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

- Motion by Terasa Tarquini (2nd by Chris Koch) to close the meeting at 1:05 pm

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

Motion Passes 8 Yes, 1 Absent