

WINONA LAKES PROPERTY OWNERS ASSN.

Board of Directors

General Meeting February 20, 2010

Meeting opened at 9:00 AM with the pledge of allegiance.

**Present:** Jeff Reichl, Anthony Valentino, Bob Fenlon, Dianne Decker, Jim Ritter, Stephanie Przebieglec, Oscar Woerlein, Terry Langan and Dan D'Arco

**Guests:** Attorney Logsdon Community Manager Denise Lavache

B. Fenlon made the motion to go into Closed Session to discuss a Personnel Matter. Second by A.Valentino

**Vote 7-0-1**

Meeting in Recess at 9:03AM

Meeting re-convened at: 9:43 AM

**Approval of Minutes:**

Anthony Valentino made a motion to table the Emergency Meeting on 2/4/10 & Special Meeting on 2/14/10  
Second by: B. Fenlon

Anthony Valentino moved to rescind the motion that he made. Second by: B. Fenlon

J. Reichl made a point of order stating his concern for the backlog of minutes, also referring to article 8.5 of the bylaws.

J. Reichl made a motion the Secretary of the Association will have the minutes from the preceding meeting to be approved at the following board meeting. Second by: B. Fenlon

**Vote 8-0-0**

D. D'Arco amended J. Reichl motion that the Secretary will have the minutes from the preceding meeting done prior to the next meeting, and that will be his number one priority and they will be in a readily accessible format ASAP. Second by: J. Ritter

**Vote 8-0-0**

Attorney Report- Attorney Logsdon

Attorney Logsdon – Gave an update on the pending Petition before the Court of Common Pleas. Also gave an update on the Williams legal issue.

**Treasurer's Report:**

Members in Good standing - as of: 02/20/10	774
Payment plans -	71
Bad standing -	169
Member's w/attorney-	197
Member's w/attorney on payment plans	46
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	1257

J. Ritter made the Motion to reinstate 21 members to good standing Second by B. Fenlon

**Vote 8-0-0**

J. Ritter reported that 50% of the Associations bank accounts have been moved to East Stroudsburg Saving Association. J. Ritter further explained the primary reason for moving the accounts was because of FDIC limits. Also Appletree Management has completed its close of the 2008-2009 fiscal years. See attached report.

T. Langan made the motion to go into Closed Session motion failed.

Meeting in Recess at 10:06 AM

Meeting re-convened at: 10:23 AM

J. Ritter made a motion to into Closed Session, to discuss auditors Second by B. Fenlon

**Vote 7-1-0**

Meeting in Recess at 10:32 AM

Meeting re-convened at: 10:43 AM

J. Ritter announced to the membership that the Board unanimously approved the accounting firm of Riley and Company, Inc. to do the 2009, 2010 and the 2011 Fiscal Year audits.

Managers Report - Denise Lavache

See Attached

## **Committee Reports**

**Management, Architectural, Ethics, Communications, By-Laws, Youth, Maintenance & Roads, Emergency Response:** No report

### **Finance – Bill Leibrock**

Mr. Leibrock announced the next Meeting will be held on March 6, at 10:00 AM

### **Recreation Connie Rogers**

J. Reichl made a motion that as long as there somebody can open and close the Clubhouse that 3<sup>rd</sup> Saturday Potluck should take place in the Clubhouse, free of charge to all membership who are interested in attending. Second by T. Langan

A, Valentino moved to amend the motion to have a minimum sign-up of the Pot Luck to fifty people. Second by S. Przebleglec

B. Fenlon made a motion to rescind all previous motions that are on the table. The Recreation Committee keeps a detailed three month evaluation for the next three Pot Lucks which will be approved by this motion, for the evaluation of the Board of Directors. Second by A.Valentino

**Vote 8-0-0**

T. Langan made a motion to approve the St. Patrick's Dinner for the Recreation Committee, bypassing the Finance Committee. Second by: J. Reichl

B. Fenlon moved to approve the St. Patrick's Event with a minimum signup of 38 people, with a cutoff date of 3/18/10. Second by A.Valentino

**Vote 8-0-0**

### **Community Safety - J. Reichl**

J. Reichl reported that the committee met on 2/6/10 See Attached

## **Management**

B. Fenlon made a motion to appoint Edith Berenbaum to the Management Committee. Second by A.Valentino

**Vote 8-0-0**

## **Communications – A. Valentino**

A.Valentino reported the Association website now includes all approved Board of Directors minutes. All Rec. Events are up to date. Plus pictures and Engineering reports pertaining to the Section 18 Bridge have been added.

## **Awarding of Contacts**

Inspection Clubhouse Drive Bridge/ Maintenance Program for Clubhouse Drive Bridge

B. Fenlon move to table the alterative analysis until the Board of Directors have more time to look at it, and if in fact to get other bids on this. Second by: J. Ritter

**Vote 8-0-0**

## **Unfinished Business**

B. Fenlon Summarized the workshop that the Board had with RKR Hess on 2/14/10 in regards to the Section 18 Bridge, the suggestions was to investigate installing a temporary bridge.

## **New Business**

B. Fenlon made the motion for the Community Manager do an in depth analysis of our current vehicle fleet and make a recommendation to the Board of Directors. Second by A.Valentino

**Vote 9-0-0**

J. Reichl made a motion to provide a \$250.00 Scholarship for Winona resident students. Second by: O. Woerlein

**Vote 7-0-1**

Attendance of meeting of Board of Directors by telephone.

D. D'Arco appealed the chairs decision to require a majority vote to conduct a Roll Call Vote, B. Fenlon call for a vote of in favor of D. D'Arco appeal.

**Vote 3-4-1**

J. Reichl made the motion to all allow telephonic communications for Emergency and Special meetings with the Board of Directors.

**Vote 3-5-1**

B. Fenlon moved to authorize the Community Manager to close the office up to two days a week for a 30 day trial period, without closing the amenities Second by: O. Woerlein

**Vote 8-0-0**

**Comments from the Membership**

**Secretary Report-** None

With no further business meeting was adjourned at 3:34 PM

Respectfully submitted,

Anthony Valentino, Secretary

Drafted: 3/15/10 Amended 3/22/10