

Regular Meeting Minutes January 16, 2016

Meeting called to order at 10:05 am.

1. Quorum Roll Call:

Present - Oscar Woelien, John Kobiela, Janet Foster, Franklin Smith, Robert Fenlon, Mary Sparich

Absent: Jeff Reichl, Steve Potestio, Kaitlin Santana

2. Approval of previous meetings:

- a. Bob moved to table the Regular and Closed Session Meeting Minutes of 21 November 2015. Seconded by Franklin. Approved 6-0-0
- b. Bob moved to approve the December 19, 2015 regular meeting minutes and closed session meeting minutes and the special meeting minutes of January 9, 2016. Seconded by John. Approved 6-0-0

Bob introduced MaryAnn Freeby representative of Pocono Management Associates (PMA).

3. Member reinstatement – no longer necessary

4. Attorney Report – Bob informed the board of the discussion with Attorney Haros regarding Drones. Currently there are no case laws covering the use of Drones.

5. Treasurer's Report – John Kobiela updated the board with the current financial status of the Association.

6. Managers Report – nothing new to report.

7. Committee Report –

- a. Architectural committee presented 1 permit to the board for approval (1 shed Section 7 Lot 704). Motion made by Franklin to approve, seconded by Bob. Approved 6-0-0.
- b. Motion by Bob to appoint Pocono Management Assoc. to act as designated agent for recommendation of approval on behalf of WLPOA and the Corporation.

8. Contract Awards – Special Meeting held January 9, 2016 to award contract to Pocono Management Associates which will take over management of WLPOA.

9. Proposed Changes to Rules and Regulations – Nothing to report this month

10. Unfinished Business:

- a. Riley and Co. Audit review was made available to the board for review. Motion by Bob to table the review until the February meeting, seconded by Oscar. Approved 6-0-0
- b. Club House Drive bridge inspection: turned over Pocono Management Associates (PMA).
- c. Constable Patrols – reference break-ins. Unable to determine when the break-ins occurred it was determined that Constable Patrols would be ineffective. State Police will continue to be the point of contact for any burglaries or break-ins.
- d. Power Line Project litigation – Bob presented to the membership an overview of the intent of WLPOA regarding PPL and the litigation.
- e. Review of Credit Card charges – Motion by Bob to move the review to the February meeting, seconded by John. Approved 6-0-0.

New Business:

- a. Drones – currently there are no case laws covering use of drones. A Kentucky case is currently in Federal Court, based on the outcome of the case will determine future action by WLPOA.
- b. St. Patrick's Day Party – scheduled for March 19th. Party will be catered, PMA will contact the dance school for a performance of Irish Dances. Bob moved to allot \$2000.00 for the party, seconded by Oscar. Approved 6-0-0.
- c. Clubhouse Wooden Chairs – Motion by Franklin to dispose the chairs by sale or donation, seconded by Bob. Approved 6-0-0
- d. Bob presented to the membership an overview of the well pump issue. Clubhouse was without water for 14 days

Franklin moved to go to closed session at 11:45, seconded by Bob. Approved 6-0-0.

Returned to open session at 1:26 pm

Bob moved to adjourn the meeting at 1:27 pm, seconded by John. Approved 5-0-0.

Submitted by: Janet Foster

Approved: 2/20/2016