

# **Winona Lakes Property Owners Association Board of Directors**

## **October 17, 2015 BOD Meeting Minutes**

**Call to Order:** 9:01 am

### **(1) Quorum Roll Call:**

**Present:** Robert Fenlon (President), Oscar Woerlein (Vice President), Jeff Reichl (Secretary), Kaitlin Santana (Director), Stephanie Fenlon (Director), Franklin Smith (Director), and Janet Foster (Director-arrived at 9:50am).

**Absent:** John Kobiela (Treasurer), and Steven Potestio (Director).

### **(2) Approval of Minutes of previous meetings**

(a) Robert Fenlon moved to approve the September 19, 2015 regular meeting minutes as amended. Seconded by Franklin Smith. Motion carried 6-0-0.

(b) Robert Fenlon moved to approve the September 19, 2015 closed session minutes as amended. Seconded by Kaitlin Santana. Motion carried 6-0-0.

### **(3) Reinstatement of members**

### **(4) Attorney's Report:**

Robert Fenlon moved to approve the Resolution ratifying the cancelling of the 2015-2016 WLPOA Board of Directors and Ombudsman election as per Bylaws Section 9.1b. Seconded by Kaitlin Santana. Motion carried 6-0-0.

### **(5) Treasurer's Report:** None

**(6) Manager's Report:** Provided by Robert Fenlon.

### **(7) Committee Reports:**

#### **(a) Architectural Committee**

##### **(i) Approval of deck permit Section 7, Lot 711**

Robert Fenlon moved to approve the deck permit for Section 7, Lot 711 as submitted. Seconded by Franklin Smith. Motion carried 6-0-0.

### **(8) Awarding Contracts:**

#### **(a) New Year's Eve Event**

Robert Fenlon moved to approve the DJ and catering contract for the New Year's Eve event as written. Seconded by Franklin Smith. Motion carried 6-0-0.

### **(9) Hearing upon, adoption or amendment of proposed changes to the Rules & Regulations or policies on second reading**

**(a) Littering on Common Grounds:** Robert Fenlon conducted second reading on Littering on Common Grounds Rule. Robert Fenlon moved to approve the Littering on Common Grounds Rule. Seconded by Kaitlin Santana. Motion carried 6-0-0.

**(b) Gun Discharge Rule:** Robert Fenlon moved to approve the amendment to the Gun Discharge Rule. Seconded by Kaitlin Santana. Motion carried 6-0-0.

**(10) Other Unfinished Business**

**(a) Property Management Company (closed session)**

**(b) Credit Cards (closed session)**

**(c) Clubhouse Drive Bridge Inspection (open/closed session)**

Robert Fenlon moved to table the Clubhouse Bridge Inspection project until January 1, 2016. Seconded by Oscar Woerlein. Motion carried 6-0-0.

**(d) Bid review for renovation to clubhouse/addition of accessible entrance (closed session)**

Robert Fenlon moved to table the renovation to clubhouse/addition of accessible entrance project until January 1, 2016. Seconded by Oscar Woerlein. Motion carried 6-0-0.

**(e) Collection matters – closed session**

**(i) Foreclosure action on Section 3, Lot 109**

**(e) Approval of road projects (closed session) \*UPDATE\*:** Provided by Robert Fenlon.

**(11) New Business**

**(a) Purchase of new tables for Clubhouse**

Robert Fenlon moved to approve up to \$5,000 for the purchase of new tables and chairs for the Clubhouse. Seconded by Kaitlin Santana. Motion carried 6-0-0.

**(b) Member appeal (closed session)**

**i. Section 3, Lot 56 - 3 Rental registration violations scheduled for 12:15pm**

**(12) Proposed changes (additions, deletions and modifications) to the Administrative Code, Rules and Regulations and policies on first reading:**

**(a) Noise Rule**

Robert Fenlon moved to table the first reading on the Noise Rule. Seconded by Franklin Smith. Motion carried 6-0-0.

**(13) Communication (a) written and (b) oral petitions, hearings and comments by members:**

**(14) Secretary's Report:** None

**(15) Miscellaneous**

**(16) Adjournment:** Robert Fenlon moved to adjourn the Regular Board of Agenda meeting at 10:03 am. Robert Fenlon opened that Annual Elections Membership Meeting at 10:03 am. Robert Fenlon read the board approved resolution cancelling the election. Robert Fenlon moved to adjourn the Annual Membership Meeting at 12:00pm. Seconded by Janet Foster. Motion carried 6-0-0.

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

**Approved: 11/21/2016**