

Winona Lakes Property Owners Association Board of Directors

November 21, 2015 BOD Meeting Minutes

Call to Order: 10:04 am

(1) Quorum Roll Call:

Present: Robert Fenlon (President), Oscar Woerlein (Vice President), Jeff Reichl (Secretary), John Kobiela (Treasurer), Mary Sparich (Director), and Franklin Smith (Director).

Absent: Kaitlin Santana (Director), Janet Foster (Director) and Steven Potestio (Director).

(2) Approval of Minutes of previous meetings

(a) Robert Fenlon moved to approve the October 17, 2015 regular meeting minutes as amended. Seconded by Franklin Smith. Motion carried 5-0-1.

(b) Robert Fenlon moved to approve the October 17, 2015 Annual Elections Membership meeting minutes as written. Seconded by Franklin Smith. Motion carried 5-0-1.

(c) Robert Fenlon moved to approve the reorganizational meeting minutes of October 17, 2015. Seconded by Franklin Smith. Motion carried 5-0-1.

(d) Robert Fenlon moved to approve the October 17, 2015 closed session meeting minutes as amended. Seconded by Franklin Smith. Motion carried 5-0-1.

(3) Reinstatement of members

(4) Attorney's Report:

None given.

(5) Treasurer's Report: Provided by John Kobiela.

(6) Manager's Report: Provided by Robert Fenlon. Robert Fenlon read and discussed the update with regards to the drainage project in Section 1, including issues with Middle Smithfield Township zoning officer. Robert Fenlon read the Cease and Desist Order. Robert Fenlon also explained how the Association was not in violation and that our Attorney spoke with the township solicitor. Subsequently, the township zoning officer issued the WLPOA a withdrawal of his original Cease and Desist order. Therefore, WLPOA is authorized to proceed with the drainage project as planned.

(7) Committee Reports:

(a) **Architectural Committee:** No report

(8) Awarding Contracts:

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

(a) Noise rule

Oscar Woerlein moved to table. Seconded by Franklin Smith. Motion carried 6-0-0.

(10) Other Unfinished Business

- (a) Property Management Company (closed session)**
- (b) Credit Cards (closed session)**
- (c) Collection matters (closed session)**
- (d) Approval of road projects (closed session) *UPDATE*:** Provided by Robert Fenlon.
- (e) Power line project litigation (closed session) *UPDATE***
- (f) Section 1 Drainage Project (closed session) *UPDATE***

(11) New Business

- (a) Disposition of property taken at Sheriff Sale**
- (b) Prohibition of amenity usage by persons owing debt to WLPOA**
- (c) Member appeal (closed session)**

i. Section 1, Lot 39 – Appeal of fireworks violations

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

(a) Amendment to No Parking in Road Rule

Jeff Reichl conducted the first reading on the No Parking in Road Rule.

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

(14) Secretary's Report: None

(15) Miscellaneous

Robert Fenlon moved to go into closed session at 11:32am. Seconded by John Kobiela. Motion carried 6-0-0.

(16) Adjournment: 1:00pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

Approved: 2/20/2016