

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

## **February 20, 2016 BOD Meeting Minutes**

**Call to Order:** 10:05 am

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

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

**Absent:** Steven Potestio (Director).

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

(a) Robert Fenlon moved to approve the November 21, 2015 regular meeting minutes as written. Seconded by Franklin Smith. Motion carried 6-0-2.

(b) Robert Fenlon moved to approve the November 21, 2015 closed session meeting minutes as written. Seconded by Franklin Smith. Motion carried 6-0-2.

(c) Robert Fenlon moved to approve the January 9, 2016 special meeting minutes as written. Seconded by Oscar Woerlein. Motion carried 6-0-2.

(d) Robert Fenlon moved to approve the January 16, 2016 regular meeting minutes as written. Seconded by Franklin Smith. Motion carried 6-0-2.

(e) Robert Fenlon moved to approve the January 16, 2016 closed session meeting minutes as written. Seconded by Oscar Woerlein. Motion carried 6-0-2.

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

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

None given.

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

(a) **Collections:** Provided by John Kobiela

#### **(6) Manager's Report:** Provided by Mary Ann Freeby

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

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

###### **i. Approval for shed and patio permit – Section 8; Lot 54 & 55**

Robert Fenlon moved to approve the variance for the Architectural Permit for Section 8; Lots 54 & 55. Seconded by Jeff Reichl. Motion carried 8-0-0.

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

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

**(10) Other Unfinished Business**

**(a) Riley & Company audit review for 2013-2014 and 2014-2015**

Robert Fenlon moved to approve the audit review for the 2013-2014 and 2014-2015 fiscal year. Seconded by Franklin Smith. Motion carried 8-0-0.

**(b) Power line project litigation – closed session \*UPDATE\***

**(11) New Business**

**(a) Dumpster/Community compactor garbage service**

**(b) Clubhouse Drive bridge inspection – closed session**

**i. Cost Analysis performed by RKR Hess**

**(c) Member hardship appeal - closed session**

**i. Section 13, Lot 30 – House fire June 2015**

**(d) Collection matters - closed session**

**i. Section 18; Lot 226 foreclosure action**

**ii. Section 15; Lot 21 foreclosure action**

**iii. Section 15; Lot 20 foreclosure action**

**(e) Review of Credit Cards charges**

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

**(a) Collection Policy:** In conjunction with the first reading, paper copies were provided to members present who requested it.

**(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 11:07am. Seconded by Franklin Smith. Motion carried 8-0-0. Returned from closed session at 11:41am.

Robert Fenlon moved to approve a \$500 bonus for Janet and Jodi and a Saturday off of their choosing. Seconded by Kaitlin Santana. Motion carried 8-0-0.

**(16) Adjournment:** 12:23 pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

**Approved: 3/19/2016**