

**Winona Lakes Property Owners Association Board of Directors**  
**February 21, 2015 BOD Meeting Minutes**

**Call to Order:** 10:11 am

**(1) Quorum Roll Call:**

**Point of Order:** As per By-Laws Section 7.5b; effective as of the adjournment of the January 17, 2015 Board of Director's Meeting, Director Mary Sparich's position has become vacant due to three consecutive absences.

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

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

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

(a) Robert Fenlon moved to approve the June 21, 2014 regular meeting minutes as written. Seconded by Kaitlin Santana. Motion carried 4-0-3.

(b) Robert Fenlon moved to approve the September 20, 2014 regular meeting minutes as written. Seconded by Oscar Woerlein. Motion carried 4-0-3.

(c) Robert Fenlon moved to table the September 20, 2014 closed session meeting minutes as written. Seconded by Janet Foster. Motion carried 7-0-0.

(d) Robert Fenlon moved to approve the January 17, 2015 regular meeting minutes as written. Seconded by Janet Foster. Motion carried 7-0-0.

(e) Robert Fenlon moved to approve the January 17, 2015 closed session meeting minutes as written. Seconded by John Kobiela. Motion carried 7-0-0.

**(3) Reinstatement of members**

**(4) Attorney's Report:** Robert Fenlon gave update on Oval Management issue and Brown vs WLPOA case.

**(5) Treasurer's Report**

(a) **Collections:** Collections and financial update was given by John Kobiela.

**(6) Manager's Report:** None.

**(7) Committee Reports:**

**(8) Awarding Contracts:**

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

**(a) Amended Smoking Policy (Fine Schedule):** Janet Foster conducted the second reading on the Amended Smoking Policy. Janet Foster moved to approve the amendments to the Amended Smoking Policy. Seconded by Kaitlin Santana. Motion carried 7-0-0.

**(b) Amended Unsightly Property Policy (Fine Schedule):** Janet Foster conducted the second reading on the Amended Unsightly Property Policy. Jeff Reichl moved to approve the Amended Unsightly Property Policy. Seconded by Stephanie Fenlon. Motion carried 7-0-0.

**(10) Other Unfinished Business**

**(a) Brown v. Winona Lakes (open/closed session)**

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

**(c) St. Patrick's Day party (update)**

**(d) Credit cards (closed session)**

**(e) Wayne Bank (closed session)**

**(f) Clubhouse Drive Bridge Inspection (open/closed session):** Oscar Woerlein gave update.

**(11) New Business**

**(a) 2 Member Appeals (closed session; scheduled for 11:30am)**

**(b) Vacant board of director seat**

**(c) WinonaGram editor:** Robert Fenlon moved to appoint Kaitlin Santana as the WinonaGram editor. Seconded by Janet Foster. Motion carried 7-0-0.

**(d) Traffic Control and Safety/Vehicle Passes**

**(e) Property Transfer to WLPOA (closed session)**

**(f) Collection matters (closed session)**

**(g) Susquehanna-Roseland power line project:** Robert Fenlon moved that John Kobiela (Association representative) contact the Association solicitor on the matter of the Susquehanna-Roseland power line project. Seconded by Jeff Reichl. Motion carried 7-0-0.

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

**(a) No Parking in Road Rule**

Janet Foster conducted the first reading of No Parking in Road Rule.

**(b) Dumpster/Large Waste Containers Rule**

Janet Foster conducted the first reading for the Dumpster/Large Waste Containers Rule.

**(13) Communication (a) written and (b) oral petitions, hearings and comments by members:** None

**(14) Secretary's Report:** given by Jeff Reichl

Robert Fenlon moved to go into closed session at 11:15am. Seconded by Kaitlin Santana. Motion carried 7-0-0.

**(15) Miscellaneous:** None

**(16) Adjournment:** 12:48pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

**Approved:** March 21, 2015