

Winona Lakes Property Owners Association Board of Directors

March 21, 2015 BOD Meeting Minutes

Call to Order: 10:06 am

(1) Quorum Roll Call:

Present: Robert Fenlon (President), Oscar Woerlein (Vice-President), John Kobiela (Treasurer), Jeff Reichl (Secretary), Steven Potestio (Director), and Stephanie Fenlon (Director).

Absent: Janet Foster (Director) and Kaitlin Santana (Director).

(2) Approval of Minutes of previous meetings

(a) Robert Fenlon moved to amend the September 20, 2014 regular meeting minutes to include a First Reading for the Catch and Release Rule for Bass. Seconded by Oscar Woerlein. Motion carried 5-0-1.

(b) September 20, 2014 closed session minutes (Tabled).

(c) Robert Fenlon moved to approve the March 21, 2015 regular meeting minutes as written. Seconded by Stephanie Fenlon. Motion carried 5-0-1.

(d) Robert Fenlon moved to approve the March 21, 2015 closed session minutes as written. Seconded by Stephanie Fenlon. Motion carried 5-0-1.

(3) Reinstatement of members

(4) Attorney's Report: John Kobiela gave update from his contact with attorneys regarding the Susquehanna-Roseland power line project. Robert Fenlon gave update on the Oval Management issue and legal aspects of collections.

(5) Treasurer's Report

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

(6) Manager's Report: None.

(7) Committee Reports: None.

(8) Awarding Contracts:

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

(a) **No Parking in Road Rule:** Jeff Reichl conducted the second reading on the No Parking in Road Rule. Robert Fenlon moved to approve the No Parking in Road Rule. Seconded by Steven Potestio. Motion carried 6-0-0.

(b) **Dumpster/Large Waste Container Rule:** Jeff Reichl conducted the second reading on the Dumpster/Large Waste Container Rule. Jeff Reichl moved to approve the Dumpster/Large Waste Container Rule. Seconded by Stephanie Fenlon. Motion carried 6-0-0.

(c) **Catch and Release Rule for Bass:** Jeff Reichl conducted the second reading on the Catch and Release Rule for Bass. Jeff Reichl moved to approve the Catch and Release Rule for Bass. Seconded by John Kobiela. Motion carried 6-0-0.

(10) Other Unfinished Business

- (a) Property Management Company (closed session)**
- (b) Credit Cards (closed session)**
- (c) Wayne Bank (closed session)**
- (d) Clubhouse Drive Bridge Inspection (open/closed session)**
- (e) Traffic Control and Safety/Vehicle Passes (closed session)**
- (f) 4 Property transfers to WLPOA (closed session)**
- (g) Collection Matters (closed session)**

(11) New Business

- (a) Review proposals for replacement of Ductless Heat/AC System in office**

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

- (a) Rule for Winona Lakes Property Owners Association Roadways**

Jeff Reichl conducted the first reading of Winona Lakes Property Owners Association Roadways.

- (b) Amendment to Tenant Rental Policy**

Jeff Reichl conducted the first reading for the Amendment to the Tenant Rental Policy.

- (c) Revision to pool rules and regulations**

Stephanie Fenlon (Director) left the meeting at 11:32am.

- (d) Amendment to the Architectural Code**

(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 11:52am. Seconded by Jeff Reichl. Motion carried 5-0-0.

(15) Miscellaneous: None

(16) Adjournment: 1:38pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

Approved: 4/18/2015