

Winona Lakes Property Owners Association Board of Directors

April 18, 2015 BOD Meeting Minutes

Call to Order: 10:07 am

(1) Quorum Roll Call:

Present: Robert Fenlon (President), Oscar Woerlein (Vice-President), John Kobiela (Treasurer), Jeff Reichl (Secretary), Steven Potestio (Director), Janet Foster (Director), Kaitlin Santana (Director) and Stephanie Fenlon (Director-11:23am).

Absent: Steven Potestio (Director)

(2) Approval of Minutes of previous meetings

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

(b) Robert Fenlon moved to approve the March 21, 2015 regular meeting minutes as written. Seconded by Janet Foster. Motion carried 4-0-2.

(c) Robert Fenlon moved to approve the March 21, 2015 closed session minutes as written. Seconded by Oscar Woerlein. Motion carried 4-0-2.

(3) Reinstatement of members

(4) Attorney's Report: Robert Fenlon provided an update on: (1) amendment to past court settlement agreement; (2) Robert Fenlon and John Kobiela signed a number of checks to sue delinquent accounts; and (3) Robert Fenlon announced the settlement amount in the Brown vs WLPOA case.

(5) Treasurer's Report: Treasurers report provided by John Kobiela.

Robert Fenlon moved to create an annual line item in the annual budget for collection activities. Seconded by Jeff Reichl. Motion carried 6-0-0.

Robert Fenlon Moved to add as an agenda item under the Treasurer's Report, the monthly and year-to-date collection activities. Seconded by Kaitlyn Santana. Motion carried 6-0-0.

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

(6) Manager's Report:

Robert Fenlon moved to approve up to \$10,000 for the pool decking project. Seconded by Janet Foster. Motion carried 6-0-0.

Janet moved to fill in the deep end of the swimming pool as long as it doesn't impact the 2015 swim season. Seconded by John Kobiela. Motion carried 5-1-0.

Robert Fenlon discussed the use of constables now that the weather is getting nicer. Also discussed this item needs to be reviewed by the Treasurer and Board to determine the frequency of this contracted service.

Jeff Reichl discussed the need to properly fix the fencing around the basketball court for safety reasons.

(7) Committee Reports: None (Reminder: Fishing Derby to be held on May 24th).

(8) Awarding Contracts: None.

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

(a) Rule for Winona Lakes Property Owners Association Roadways: Janet Foster conducted the second reading on the Rule for Winona Lakes Property Owners Association Roadways. Jeff Reichl moved to approve the Rule for Winona Lakes Property Owners Association Roadways. Seconded by John Kobiela. Motion carried 6-0-0.

(b) Amendment to Tenant Registration Policy: Janet Foster conducted the second reading on the Amendment to Tenant Registration Policy. Jeff Reichl moved to approve the Amendment to Tenant Registration Policy. Seconded by Kaitlyn Santana. Motion carried 6-0-0.

(c) Revision to pool rules and regulations: Tabled

(d) Amendment to the Architectural Code: Tabled

(10) Other Unfinished Business

(a) Property Management Company (closed session)

(b) Credit Cards (closed session)

(c) Clubhouse Drive Bridge Inspection (open/closed session): Oscar Woerlein provided update.

(d) Traffic Control and Safety/Vehicle Passes (closed session)

(e) Collection matters (closed session)

(g) Collection Matters (closed session)

i. Proposed payment plan for owner-member Section 1; Lot 139

(11) New Business

(a) Member Appeal at 11:30 am (closed session)

(b) Wayne Bank bridge loan (closed session)

(c) Proposal of roof repairs (closed session)

(d) Review of Nature Works contract (closed session)

(e) **Bus stop:** Robert Fenlon provided update regarding the bus stop situation.

(12) Proposed changes (additions, deletions and modifications) to the Administrative Code, Rules and Regulations and policies on first reading: None.

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

(14) Secretary's Report: provided by Jeff Reichl

Robert Fenlon moved to go into closed session at 11:30am. Seconded by Kaitlyn Santana.
Motion carried 6-1-0.

(15) Miscellaneous: None

(16) Adjournment: 1:08pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

Approved: 5/16/2015