

Winona Lakes Property Owners Association Board of Directors

May 16, 2015 BOD Meeting Minutes

Call to Order: 10:12 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) and Stephanie Fenlon (Director).

Absent: Kaitlin Santana (Director)

(2) Approval of Minutes of previous meetings

(a) Robert Fenlon moved to approve the April 18, 2015 regular meeting minutes as written. Seconded by Janet Foster. Motion carried 6-0-1.

(b) Robert Fenlon moved to approve the April 18, 2015 closed session minutes as written. Seconded by John Kobiela. Motion carried 6-0-1.

(3) Reinstatement of members

(4) Attorney's Report: Robert Fenlon provided an update on PHRC complaint. The PHRC dismissed the complaint for discrimination that was filed by Ann Brathwaite against the WLPOA.

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

(a) **Collections:** Collections and financial update was given by John Kobiela. John also explained how the collections amount is determined.

(6) Manager's Report: Robert Fenlon provided update on outdoor pool deck, as well as, the opening of the outdoor pool.

(7) Committee Reports:

(a) **Architectural Committee – pending permits:** Robert Fenlon moved to approve a deck permit for Section 18; Lot 247. Seconded by Steven Potestio. Motion carried 7-0-0.

(8) Awarding Contracts: None.

(9) Hearing upon, adoption or amendment of proposed changes to the Rules & Regulations or policies on second reading: None

(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 and informed that we are awaiting response from contractor.

(d) Collection Matters (closed session)

i. Foreclosure action Section 7; Lot 750

ii. Proposed payment plan Section OE1; Lot 34

iii. Foreclosure action Section 18; Lot 245

iv. Proposed settlement for Section 18; Lot 230

v. Foreclosure action Section OE1; Lot 5

vi. Proposed payment plan Section 3; Lot 95

(11) New Business

(a) Proposal for energy audit

(b) Dismissal of PHRC complaint for discrimination filed by Ann Brathwaite against Winona Lakes Property Owners Association

(c) Schoonover and Vanderhoof, Architects LLC proposal for addition/renovation accessible entrance and parking

(d) Shed on ski hill / electrical wire

(e) Ski vote: will be going out as per WLPOA Bylaws

(f) Livestock within the Association: Robert Fenlon provided update. There is a township ordinance that involves Livestock on property. The WLPOA is taking the same stance as the township ordinance. Should an owner-member have any issues with Livestock, they are to contact the township zoning office for further assistance.

(g) Outdoor pool

i. Lifeguard schedule: schedule is set; 2 lifeguards per shift unless otherwise warranted; pool opening delayed due to resurfacing decking; outdoor pool scheduled to open June 13th

(h) Proposal of roof repairs (closed session) - Tabled

(i) Dogwood/Rangoon Lane lot (closed session)

i. Section 1; Lot 91

(j) Employee matter (closed session)

(k) Board of Director Field trip to power line project 1pm

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

(a) Rental / Tenant Rules and Regulations Policy: 1st Reading conducted by Jeff Reichl

(b) Amendment to the Architectural Code

i. Lower minimum square footage required for new home construction:
Tabled until June BOD meeting

ii. Remove color requirements for painting of dwelling: Amendment to the Architectural Code to remove all color requirements and masonry percentages. 1st Reading conducted by Jeff Reichl.

iii. Remove requirement to obtain permit for tree removal on property: leave as currently written

iv. Remove requirement to obtain permit for roof replacement on dwelling: included in above amendment listed in Section 12.b.ii.

(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 John Kobiela. Motion carried 7-0-0.

Board member John Kobiela left at 11:32 am.

(15) Miscellaneous: None

(16) Adjournment: 12:48pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

Approved: 6/20/2015