

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

## **June 18, 2016 BOD Meeting Minutes**

**Call to Order:** 10:08 am

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

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

**Absent:** Steven Potestio (Director) and Mary Sparich (Director).

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

(a) Robert Fenlon moved to approve the May 21, 2016 regular meeting minutes as written. Seconded by Oscar Woerlein. Motion carried 4-0-3.

(b) Robert Fenlon moved to approve the May 21, 2016 closed session meeting minutes as written. Seconded by Janet Foster. Motion carried 4-0-3.

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

**(4) Attorney's Report:** Provided by Robert Fenlon.

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

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

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

(a) **Complaint regarding inappropriate behavior by member towards staff – closed session**

i. **Esteban Mulero Section 14, Lot 77**

(b) **Renovation of Ski Slope (feasibility study with cost) - closed session**

(c) **Engineering proposals for Cakeout (with cost) - closed session**

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

(a) **Architectural Committee**

i. **Section 6, Lot 99 Addition Permit**

ii. **Section 10, Lot 29 Shed Permit**

Franklin Smith moved to approve the permits for Section 6, Lot 99 (Addition Permit) and Section 10, Lot 29 (Shed Permit) as submitted. Seconded by Janet Foster. Motion carried 7-0-0.

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

**(a) Fire Suppression Inspection (Repairs and/or replacements)**

Robert Fenlon moved to approve the contract with Comunale Co. Inc. as submitted. Seconded by Kaitlin Santana. Motion carried 7-0-0.

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

**(a) Procedures for contracting services**

Second Reading conducted by Janet Foster. Robert Fenlon moved to approve the Procedures and Contracting Services Rule as written. Seconded by Franklin Smith. Motion carried 7-0-0.

**(b) Corporation registration policy and form**

Second Reading conducted by Janet Foster. Robert Fenlon moved to approve the Corporation Registration Policy and Form Rule as amended. Seconded by Franklin Smith. Motion carried 7-0-0.

**(c) Amendment to Tenant/Rental Rules and Regulations Policy dated June 20, 2015**

Copies of the Amendment to Tenant/Rental Rules and Regulations Policy dated June 20, 2015 were provided to all owner-members present, to constitute Second Reading due to length of Amendment. Robert Fenlon moved to approve the Amendment to Tenant/Rental Rules and Regulations Policy dated June 20, 2015 as written. Seconded by Franklin Smith. Motion carried 7-0-0.

**(d) Rule on Temporary Storage Containers**

Jeff Reichl moved to table Rule on Temporary Storage Containers until the July BOD Meeting. Seconded by John Kobiela. Motion carried 7-0-0.

**(e) Dangerous Driving Rule**

Second Reading conducted by Janet Foster. Robert Fenlon moved to approve the Dangerous Driving Rule as written. Seconded by Kaitlin Santana. Motion carried 7-0-0.

**(10) Other Unfinished Business**

**(a) Credit cards (closed session)**

**(b) Update on road work projects:** Provided by Robert Fenlon

**(c) Power line project litigation (closed session) \*Update\***

**(11) New Business**

**(a) By-Law Committee Appointments**

Robert Fenlon moved to appoint Jeff Reichl to the By-Laws Committee. Seconded by Franklin Smith. Motion carried 7-0-0.

**(b) Lake treatment**

**(c) Land use (repository lots) – closed session**

**(d) Section 1, Lot 43 and Lot 46 sewer line break – closed session**

**(e) Tax exemption of common areas – closed session**

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

**i. Section 4, Lot 27 and Lot 48 – foreclosure action**

**ii. Section 1, Lot 79 – proposed delinquent payment arrangement**

**iii. Section 6, Lot 95 – proposed delinquent payment arrangement**

**iv. Section 1, Lot 81 – proposed delinquent payment arrangement**

**(to avoid foreclosure action)**

**v. Section 1, Lot 15 and Lot 30 - proposed delinquent payment arrangement**

**vi. Section 3, Lot 45 - proposed delinquent payment arrangement**

**(g) Meeting with owner-member Section 3, Lot 91 – closed session**

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

**(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 11:32pm. Seconded by Franklin Smith. Motion carried 7-0-0. Returned from closed session into open session 2:15pm

**(16) Adjournment: 2:15pm**

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary & John Kobiela, WLPOA Treasurer

**Approved: 7/16/2016**