

Winona Lakes Property Owners Association Board of Directors
June 20, 2015 BOD Meeting Minutes

Call to Order: 10:10 am

(1) Quorum Roll Call:

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

Absent: Steven Potestio (Director) and Oscar Woerlein (Vice-President).

(2) Approval of Minutes of previous meetings

(a) Robert Fenlon moved to approve the May 16, 2015 regular meeting minutes as written. Seconded by Janet Foster. Motion carried 5-0-1.

(b) Robert Fenlon moved to approve the May 16, 2015 closed session minutes as written. Seconded by Janet Foster. Motion carried 5-0-1.

(3) Reinstatement of members

(4) Attorney's Report: None

(5) Treasurer's Report

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

(6) Manager's Report: Provided by Robert Fenlon.

Janet Foster moved to allocate up to \$1,500 for food and beverages at the outdoor pool on Saturday's and Sunday's throughout the summer. Seconded by John Kobiela. Motion carried 6-0-0.

(7) Committee Reports:

(a) Architectural Committee – pending permit

(i) Lot 3B Stony Creek Road

Robert Fenlon moved to approve the permit as submitted. Seconded by Janet Foster. Motion carried 6-0-0.

(ii) Section 19, Lot 267 Above-ground pool

Robert Fenlon moved to approve the permit as submitted. Seconded by Stephanie Fenlon. Motion carried 6-0-0.

(8) Awarding Contracts:

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

(a) Rental / Tenant Rules and Regulations Policy: Second reading conducted by Janet Foster.

Robert Fenlon moved to approve the Rental/Tenant Rules and Regulations Policy as written, amended and read. Seconded by Kaitlin Foster. Motion carried 6-0-0.

(b) Amendment to the Architectural Code:

(i) Remove all color requirements and masonry percentages

Second reading conducted by Janet Foster.

Robert Fenlon moved to approve the Amendment to the Architectural Code. Seconded by Janet Foster. Motion carried 6-0-0.

(10) Other Unfinished Business

(a) Property Management Company (closed session)

(b) Credit Cards (closed session)

(c) Clubhouse Drive Bridge Inspection (open/closed session)

(d) Collection matters (closed session)

(i) Proposed payment plan Section 18; Lot 242

(ii) Proposed payment plan Section 4; Lot 34

(iii) Proposed payment plan Section 18; Lot 232

(iv) Foreclosure action against Section 1; Lot 150

(v) Foreclosure action against Section 1; Lot 162

(vi) Foreclosure action against Section 1; Lot 127

(vii) Judgment and foreclosure action against Section 6; Lot 97

(e) Dogwood/Rangoon Lane lot (closed session) *update*

(11) New Business

(a) Approval of lake equipment purchase

Robert Fenlon Moved to approve up to \$4,300 for lake equipment. Seconded by John Kobiela. Motion carried 6-0-0.

(b) Approval of purchase – Digital DVR and addition/replacement cameras for Clubhouse area (exterior and interior)

Robert Fenlon moved to approve up to \$5,000 for the purchase of cameras and digital equipment for the Clubhouse. Seconded by Kaitlin Santana. Motion carried 6-0-0.

(c) Appropriation of Capital Funds for Road Repairs and Upgrades

Robert Fenlon moved to approve and appropriate up to \$200,000 from the Capital Account for road repairs for the years 2015 and 2016. Seconded by Jeff Reichl. Motion carried 6-0-0.

(d) Approve purchase of refrigerator and freezer for the bar area (replace old equipment)

Jeff Reichl moved to approve up to \$2,000 for the purchase of refrigerator/mini-fridge/freezer for the bar area. Seconded by John Kobiela. Motion carried 6-0-0.

(e) Approve purchase of mini-fridge/freezer for sandwich bar to be constructed in Clubhouse

See motion from Section 11.d.

(f) Complaint to be filed against John Means (PHRC) Re: Brathwaite PHRC Complaint

Robert Fenlon to draft a letter to be reviewed by the board and attorney prior to being sent to the PHRC.

(g) 2 Member Appeals - closed session 11:30am

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

(a) Amendment to the Architectural Code

i. Lower minimum square footage required for new home construction

Robert Fenlon conducted the first reading of the Amendment to the Architectural Code; Lower minimum square footage required for new home construction to be lowered to a minimum of 1,000 square feet.

(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 11:11am. Seconded by Kaitlin Santana. Motion carried 6-0-0.

(15) Miscellaneous: Robert Fenlon announced that the board voted to appoint Franklin Smith to the vacant board position.

(16) Adjournment: 2:25pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

Approved: 7/18/2015