

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

## **July 16, 2016 BOD Meeting Minutes**

**Call to Order:** 10:03 am

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

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

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

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

(a) Robert Fenlon moved to approve the June 18, 2016 regular meeting minutes as written. Seconded by Oscar Woerlein. Motion carried 6-0-0.

(b) Robert Fenlon moved to table the June 18, 2016 closed session meeting minutes. Seconded by Jeff Reichl. Motion carried 0-0-0.

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

(b) **Member indoor pool request – closed session**

Robert Fenlon moved to approve a \$500 bonus for Jodi Pustay and Janet Derrick for their hard work with collections. Seconded by Janet Foster. Motion carried 6-0-0.

Robert Fenlon moved to approve the RKR Hess Change of Scope proposal for the Clubhouse Drive Bridge Comparative Cost Analysis. Seconded by Janet Foster. Motion carried 6-0-0.

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

(a) **Architectural Committee**

#### **i. Section 11, Lot 14 Shed Permit**

Robert Fenlon moved to approve the permit for Section 11, Lot 14 (Shed Permit) as submitted. Seconded by Janet Foster. 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) Rule on Temporary Storage Containers**

Second Reading conducted by Janet Foster. Robert Fenlon moved to approve the Rule on Temporary Storage Containers as written. Seconded by Franklin Smith. Motion carried 6-0-0.

**(10) Other Unfinished Business**

**(a) Bridgeside Drive Bushkill Access - Survey**

**(b) Credit Cards – closed session**

**(c) Update on road work projects**

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

**(11) New Business**

**(a) Purchase of pool cover**

**(b) 2016/2017 Budget**

**(c) 2016 Ski Vote Results**

**(d) October 2016 Election announcement – applications made available**

**(e) Section 1 playground damages**

Franklin Smith moved to bill the US Bank National for \$250 per day for damages done to the Winona Lakes Section 1 playground. Seconded by Janet Foster. Motion carried 6-0-0.

**(f) Pocono Management Associates continued review – closed session**

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

Jeff Reichl moved to approve the tax appeal exemption for the Winona Lakes POA properties as written. Seconded by Franklin Smith. Motion carried 6-0-0.

**(h) Lake treatment – closed session**

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

**i. Section 3, Lot 50 – foreclosure action**

**ii. Section 19, Lot 275 – foreclosure action**

**iii. Section 6, Lot 12 – foreclosure action**

**(j) Hardship appeal Section 18, Lot 199 and Lot 200 – closed session**

**(k) Violation Appeal Section 4, Lot 44 – closed session**

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

**(a) Amendment to Owner-Member Guest Pass Use Policy**

First Reading for the Amendment to Owner-Member Guest Pass Use Policy conducted by Robert Fenlon.

**(b) Amendment to Tenant/Rental Rules and Regulation Policy**

First Reading for the Amendment to Tenant/Rental Rules and Regulation Policy conducted by Robert Fenlon.

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

**(14) Secretary's Report:** None

**(15) Miscellaneous**

Franklin Smith moved to go into closed session at 11:27am. Seconded by Robert Fenlon. Motion carried 6-0-0. Returned from closed session into open session 4:05pm

**(16) Adjournment:** 4:05pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

**Approved: 8/20/2016**