

Winona Lakes Property Owners Association Board of Directors

August 20, 2016 BOD Meeting Minutes

Call to Order: 9:04 am

(1) Quorum Roll Call:

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

Absent: Steven Potestio (Director).

Director Mary Sparich left the meeting at 9:13 am.

(2) Approval of Minutes of previous meetings

(a) Robert Fenlon moved to approve the June 18, 2016 closed session meeting minutes as written. Seconded by Franklin Smith. Motion carried 7-0-0.

(b) Robert Fenlon moved to approve the July 16, 2016 regular meeting minutes. Seconded by Janet Foster. Motion carried 6-0-1.

(c) Robert Fenlon moved to approve the July 16, 2016 closed session meeting minutes. Seconded by Franklin Smith. Motion carried 6-0-1.

(d) Robert Fenlon moved to approve the July 28, 2016 emergency meeting minutes. Seconded by Oscar Woerlein. Motion carried 7-0-0.

(3) Reinstatement of members

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

Robert Fenlon moved to authorize the Board President to take any and all legal action in conjunction with the WLPOA Solicitors approval in regard to the lawsuit filed by Oleg Goregov, AKA Oval Management LLC, AKA Pocono Stay, LLC in regards to the lawsuit filed against the WLPOA. Seconded by Franklin Smith. Motion carried 7-0-0

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

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

(6) Manager's Report:

(7) Committee Reports:

(a) **Architectural Committee**

i. **Section 3, Lot 51 Garage Permit**

Franklin Smith moved to approve the permit for Section 3, Lot 51 (Garage Permit) as submitted. Seconded by Robert Fenlon. Motion carried 7-0-0.

(8) Awarding Contracts

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

(a) Amendment to Owner-Member Guest Pass Use Policy (2 options)

Second Reading conducted by Kaitlin Santana. Robert Fenlon moved to approve the Amendment to Owner-Member Guest Pass as written by the Attorney in option 1. Seconded by Kaitlin Santana. Motion carried 7-0-0

(b) Amendment to Tenant Rental Rules and Regulations Policy

Second Reading conducted by Janet Foster. Robert Fenlon moved to approve the Amendment to the Tenant Rental Rules and Regulations Policy as written. Seconded by Franklin Smith. Motion carried 7-0-0.

(10) Other Unfinished Business

(a) Pocono Management Associates, LLC – closed session

(11) New Business

(a) CPI correction for the 2016-2017 budget

Robert Fenlon moved to approve the correction to the July 2016 operating budget. Seconded by Franklin Smith. Motion carried 7-0-0.

(b) Collections matters – closed session

i. Section 15, Lot 21 – foreclosure action

ii. Section OE1, Lot 5 – foreclosure action

iii. Section 3, Lot 22 – judgement action

(c) Member harassment of staff – closed session

(d) Violation Appeal 11:30am (Oval Lincoln Holding LLC Represented by Oleg Gorshkov) 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:

(a) Per day by penalty (for violations) Rule

First Reading for the Per day by penalty (for violations) Rule conducted by Kaitlin Santana.

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

(14) Secretary's Report: None

(15) Miscellaneous

Robert Fenlon moved to approve the closure of Roundhill Road until further notice. Seconded by John Kobiela. Motion carried 7-0-0.

Robert Fenlon moved to put the regular August meeting into recess at 10:05am. Seconded by Franklin Smith. Motion carried 7-0-0.

Robert Fenlon moved to resume the regular August meeting at 12:05pm. Seconded by Jeff Reichl. Motion carried 6-0-0.

Robert Fenlon moved to go into closed session at 12:08pm. Seconded by Janet Foster. Motion carried 6-0-0.

(16) Adjournment: Robert Fenlon moved to adjourn the meeting at 12:27pm. Seconded by Janet Foster. Motion carried 6-0-0.

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

Approved: 9/17/2016