

Winona Lakes Property Owners Association Board of Directors

September 17, 2016 BOD Meeting Minutes

Call to Order: 10:04 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), and Mary Sparich (Director).

Absent: Kaitlin Santana (Director) and Steven Potestio (Director).

Director Mary Sparich left the meeting at 10:07 am.

(2) Approval of Minutes of previous meetings

(a) Robert Fenlon moved to approve the August 20, 2016 regular meeting minutes. Seconded by Franklin Smith. Motion carried 6-0-0.

(b) Robert Fenlon moved to approve the August 20, 2016 closed session meeting minutes. Seconded by Franklin Smith. Motion carried 6-0-0.

(c) Robert Fenlon moved to approve the September 9, 2016 emergency meeting minutes. Seconded by Oscar Woerlein. Motion carried 2-0-4.

(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 Robert Fenlon

(7) Committee Reports:

(8) Awarding Contracts

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

(a) **Per day penalty (for violations) rule**

Second reading conducted by Janet Foster. Robert Fenlon moved to table adoption and send back to the attorney for legal review the Per Day Penalty (for violations) Rule. Seconded by Franklin Smith. Motion carried 6-0-0.

(10) Other Unfinished Business

(11) New Business

(a) Approval of tree work in Winona Lakes

Robert Fenlon moved to approve one (1) day of work to Dunkelberger's Tree Service. Seconded by Franklin Smith. Motion carried 6-0-0.

(b) Appointment of the Election committee

Oscar Woerlein chaired the meeting on this agenda item, due to Robert Fenlon recusing himself from this item of business.

Oscar Woerlein moved to appoint the following owner-members onto the Elections Committee: Jonathon Davis and Kitty Laub. Seconded by Franklin Smith. Motion carried 4-0-2.

Oscar Woerlein asked those in attendance if anyone else wished to serve on the Elections Committee. An owner-member requested to be on the committee.

Oscar Woerlein moved to appoint owner-member Darrell Carter onto the Elections Committee. Seconded by Franklin Smith. Motion carried 4-0-2

(c) Allow the Board President to release closed session information with regard to the credit cards

Robert Fenlon moved to authorize the board president to release the closed session information with regards to the credit cards. Seconded by Oscar Woerlein. Discussion ensued. Robert Fenlon withdrew his motion. Oscar Woerlein withdrew his second.

(d) Rescind six parking fines against Section 3, Lot 91 for violations on June 4, 2016

Robert Fenlon moved to consolidate the six parking fines for June 4, 2016 into a warning for Section 3, Lot 91. Seconded by Franklin Smith. Motion carried 6-0-0.

(e) Gunshots on Arctic Drive – closed session

(f) Collections matters – closed session

i. Section 1, Lot 133

ii. Section 20, Lot 297

iii. Section 14, Lot 31

(g) Violation Appeal scheduled for 11:30am – closed session

i. Section 1, Lot 81

ii. Section 3, Lot 13

iii. Section 14, Lot 25

(h) Ken Anders request for documents

Robert Fenlon moved to release the owner-member mailing list to Ken Anders. Seconded by Franklin Smith. Motion carried 6-0-0.

(i) Insurance claim – closed session

(j) Employee matter – 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: Discussed with the members about voting procedures and the upcoming election.

(15) Miscellaneous

Robert Fenlon moved to go into closed session at 10:47am. Seconded by Franklin Smith. Motion carried 6-0-0.

Robert Fenlon moved to reconvene back into open session at 1:12 pm.

Robert Fenlon moved to cancel the regular Board of Director's meeting for October 15, 2016 at 9:00am. Seconded by Franklin Smith. Motion carried 6-0-0.

(16) Adjournment: 1:14 pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

Approved: 11/19/2016