

WINONA LAKES PROPERTY OWNERS ASSN.

Board of Directors

General Meeting JULY 18, 2009

Meeting opened at 10:00AM with the pledge of allegiance.

Bob Fenlon requested a moment of Silence in respect of the passing of John Chuck

**Present:** Jeff Reichl, Jerry Jacobs, Anthony Valentino, Bob Fenlon, Stephanie PrzebIeglec,  
Oscar Woerlein and Jim Ritter

Absent: Judith Wiegand

**Guests:** Bill Powell, Community Manager .

**Minutes:** A. Valentino made a motion to table the minutes from previous meetings from 2-21-09 to present  
Seconded by: B.Fenlon

**Vote 7-0-0**

**Treasurer's Report:** J. Ritter

|   |       |
|---|-------|
| Members in Good standing - as of: 7/13/09 | 890   |
| Payment plans -                           | 70    |
| Bad standing -                            | 64    |
| Member's w/attorney-                      | 192   |
| Member's w/attorney on payment plans      | 42    |
|   | <hr/> |
|   | 1258  |

Motion to reinstate 80 members to good standing made by J. Ritter second by B.Fenlon

**Vote 7-0-0**

J. Ritter made a motion to freeze all Overtime Second by B.Fenlon

**Vote 5-1-0 (J Jacobs J. Reichl voted No)**

**Manager's report** – Bill Powell

**Maintenance report** – Bill Powell

O. Woerlein made a motion to approve the creation of an Ad Hoc Committee for Political Affairs Second by

S. PrzebIeglec

**Vote 7-0-0**

## **COMMITTEE REPORTS –**

**Finance** – J. Ritter reported that the committee is working on the budget, and are requesting documents

**Recreation** – Diane Decker read and submitted a letter of her resignation of the Recreation Committee

B. Fenlon ruled Mr. Jacobs out of order Mr. Jacobs replied “Heil my Furor”

**Architectural, Management, Ethics, Elections, Executive, Communications, By-Laws, Recreation, Youth, Maintenance & Roads, Emergency Response:** No report

## **COMMITTEE APPOINTMENTS-**

B. Fenlon made a motion to appoint Marilyn Risdien second by Jeff Reichl

**Vote 7-0-0**

B. Fenlon made a motion to appoint Dianne Decker to Fund Raising and Special Events Second by S. PrzebIeglec

**Vote 7-0-0**

J. Jacobs made a motion to have the Labor Day picnic to be a Recreation Committee function Second by Jeff Reichl

**Vote 2-5-0 (B. Fenlon, S. PrzebIeglec, J. Ritter, O. Woerlein, A. Valentino, Voted No)**

## **UNFINISHED BUSINESS**

Vending Machines Discontinue costly repairs (approx \$250.00 per month for repairs)

O. Woerlein made a motion to discontinue repairs. Second A.Valentino

**Vote 7-0-0**

B. Fenlon second reading, Policy for use of the Association Solicitor by the Board of Directors

J. Reichl opposed reading of the policies because they were voted down at 3-21-09 meeting. B.Fenlon replied that anything that happened at the 3-21-09 meeting was invalid.

J. Jacobs was ruled out of order by B.Fenlon for disrupting the proceedings. At that point B. Fenlon ordered Mr. Jacobs to leave the meeting. Mr. Jacobs stated he is a member in good standing and refused to leave. At that point Mr. Fenlon asked the PA Constable to remove Mr. Jacobs. Mr. Jacobs told the Constable to call the State Police, that he is a member in good standing. The State Police were called. Mr. Jacobs remained at the meeting.

B.Fenlon resumed the second reading of the Policy for use of the Association Solicitor by the Board of Directors

B.Fenlon made the motion to accept the policy Second by A.Valentino

**Vote 5-2-1(B. Fenlon, S. PrzebIeglec, J. Ritter, O. Woerlein, A. Valentino, Voted Yes  
J Jacobs J. Reichl voted No S. Foster Abstained)**

B. Fenlon second reading, Board of Directors Communications Policy Second by S. PrzebIeglec

B.Fenlon made the motion to accept the policy Second by A.Valentino

**Vote 5-2-1(B. Fenlon, S. PrzebIeglec, J. Ritter, O. Woerlein, A. Valentino, Voted Yes  
J Jacobs J. Reichl voted No S. Foster Abstained)**

B. Fenlon, second reading of Board of Directors Key Policy.

J. Reichl stated for the record, that we should wait for all three reading until the legality of the 3-21-09 meeting is determined.

B.Fenlon made the motion to accept the policy Second by S. PrzebIeglec

**Vote 5-2-1(B. Fenlon, S. PrzebIeglec, J. Ritter, O. Woerlein, A. Valentino, Voted Yes  
J Jacobs J. Reichl voted No S. Foster Abstained)**

## **NEW BUSINESS**

### **Appointment of vacant Board of Directors Position Ballot Vote**

Stephen Foster and Ken Anders are the Candidates

Stephen Foster was voted to the Board of Directors.

### **Appointment of Vacant VP Position**

O. Woerlein nominated S. PrzebIeglec for the Position of Vice President, S. PrzebIeglec has resigned being Assistant Secretary, in order to hold the Office of Vice President.

With no other nominations S. PrzebIeglec was appointed Vice President

B. Fenlon made a Motion to release all documents, Court transcripts, and testimony, open and closed minutes of Board of Directors meetings to the membership in regard to the March 21, 2009, Board of Directors dispute. Second O. Woerlein

**Vote 8-0-0**

B. Fenlon Made a motion to rescind the freeze on Overtime second by S. PrzebIeglec

**Vote 7-1-0 (J. Reichl voted No)**

A. Valentino made a motion for an immediate freeze all overtime. In the event of an emergency requiring overtime, the General Manger will consult with the President before authorizing and make a detailed written report to the full Board of Directors.

After a brief discussion A.Valentino amended the motion to read: An immediate freeze all overtime. In the event of an emergency requiring overtime, the General Manger will consult with President, Vice President Treasurer or Secretary before authorizing and make a detailed written report to the full Board of Directors. Second by S. PrzebIeglec

**Vote 6-2-0 (J Jacobs J. Reichl voted No)**

First reading to Employ Pa Constables

First reading to close of all common areas of the W.P.O.A at specific times.

J..Reichl commented that closing the clubhouse area too early would prohibit members from using the Basketball Courts and Play Area. B.Fenlon replied that this is the recommendation from the State Police that the areas must be closed in order for the State Police to enforce the No Trespassing Law.

At 11:15 AM Mr. Jacobs was escorted out of the building by the State Police.

B. Fenlon announced to Board of Directors that the bridge in Section 18 maybe unsafe for use, pictures were taken by members that show the bridge metal beams have rusted out.

B.Fenlon made a motion to temporary close the bridge in Section 18 pending an evaluation of a qualified Civil Engineering Co. Second by A.Valentino

**Vote 7-0-0**

B. Fenlon made a motion to approve up to \$5,000.00 from capitol to do a Preliminary evaluation by a qualified Civil Engineering Co of the bridge in Section 18, Selection of the Engineering Co to be determined by the Community Manager. Second by S. PrzebIeglec

**Vote 7-0-0**

At 11:21 meeting went into recess Meeting re-convened at 11:30 Mr. Jacobs returned to the meeting.

J. Reichl made a motion to use the restricted funds for repaving, fencing, and new Backboards up to \$19,000.00 for the Basketball Courts. Second by J. Jacobs

**Vote 8-0-0**

B. Fenlon made a motion for the board of Directors to adapt the 2009/2010 budget at special meeting to be called on and held on August 8, 2009 at 10:00AM. Second by J. Ritter

**Vote 8-0-0**

### **COMMENTS FROM THE MEMBERSHIP**

Middle Smithfield Township News – Presented by A.Valentino

J. Jacobs made a motion that we extend to Noon of the next board meeting for anyone that wants run either by petition or by name. Second by J. Reichl

**Vote 8-0-0**

With no further business meeting was adjourned at 1:30PM

Respectfully submitted,

Anthony Valentino, Secretary