

Winona Lakes Property Owners Association

Regular Meeting Minutes

November 19, 2011

I. Call to order

Ken Anders/President called to order the regular meeting of the **WLPOA** at **10:05am** on **19 November, 2011** in the clubhouse.

II. Roll call

Dianne Decker/Secretary conducted a roll call. The following persons were present: Ken Anders, Gregory Daniels, Dan D'Arco, Dianne Decker, Tom Fels, Bob Fenlon, Jeff Reichl, and Lou Seneca. Absent: Carmine Potestio Guests: Denise Lavache, Jeff Lefevre, and Joe Wiesmeth, Esq.

III. Approval of minutes from last meeting

L. Seneca made a motion to approve the minutes of Sept. 11, 2011 as amended. Seconded by D. D'Arco. Motion carries D. D'Arco made a motion to approve the minutes of Sept.17, 2011. Seconded by J. Reichl. Motion fails (Said minutes were rejected by the BOD. Revision to follow) K. Anders made a motion to approve the minutes of Oct.8, 2011. Seconded by B. Fenlon. Motion carries K. Anders made a motion to approve the minutes of Oct.15, 2011. Seconded by B. Fenlon. Motion fails L. Seneca made a motion to amend the minutes of Oct.15, 2011 to read with a sub-paragraph, proxy voting was not proper procedure; but has been done in the past with Board of Directors; however, should not be allowed from this day forward. Seconded by K. Anders. Motion fails J. Reichl made a motion to approve the minutes of Oct. 30, 2011. Seconded by D. D'Arco. Motion carries

IV. Open issues

- a) Attorney's report: J. Wiesmeth stated that a claim for over \$50,000.00 was filed for a swim accident that happened over three years ago. D. D'Arco made a motion for J. Wiesmeth to obtain a summary e-mail of the case. Seconded by J. Reichl. Motion carries J. Wiesmeth also stated that the Barcia case against the BOD for Election validity may not render a decision due to the fact that it is now a moot case. J. Reichl made a motion for all future votes, the results of which are tabulated by an independent Auditor, shall be sealed and kept confidential by the Auditor for a period of three years and destroyed thereafter. Access to ballots and results shall only be granted by court order. Seconded by B. Fenlon. Motion carries
- b) D. D'Arco made a motion for all ballots to be valid if received by 12noon on Oct. 15, 2011. All other ballots are not valid. Seconded by J. Reichl. Motion fails D. D'Arco made a motion to rescind the motion of March 20,

2010, to allow the use of videotaping, and recording in a public area without any disturbance. Seconded by J. Reichl. Motion fails

V. New business

- a) Manager's report: See Attached. J. Reichl made a motion to approve a garage permit for Sec12 Lot 6. Seconded by G. Daniels. Motion carries
- b) Treasurer's report: Members in good standing 682. Members on a payment plan 119. Total members in good standing 801. Members in bad standing 260. Members with Attorney 173. Members with payment plans with Attorney 23. See attached for complete report.
- c) Community survey: J. Reichl made a motion to table. Seconded by D. D'Arco. Motion carries
- d) B. Fenlon made a motion to approve the payment of \$2600.00 for the invoice for the drawings of a possible Board room. Seconded by D. D'Arco. Motion carries *D. D'Arco left the dais at 12:45pm. B. Fenlon made a motion to approve \$3500.00 for approach paving of the Clubhouse Drive Bridge. Seconded by T. Fels. Motion carries
- e) J. Reichl made a motion to table the collections discussion until J. Wiesmeth may give the BOD a detailed update. Seconded by T. Fels. Motion carries
- f) BOD meeting schedule: J. Reichl made a motion to approve and accept the schedule of 10am on the third Saturday of the month, up to and including July 21, 2012, and to table the rest of the calendar year. Seconded by B. Fenlon. Motion carries J. Reichl made a motion to approve the New Year's Eve party to be held on Dec. 31, 2011 from 8:00pm to 2:00am. Seconded by T. Fels. Motion carries Pot luck: J. Reichl made a motion to approve the third Saturday of the month from 5:00pm to 10:00pm; and also approve to allocate \$200.00 for the Christmas party for the children. Seconded by T. Fels. Motion carries
- g) Committee's: **Architectural:** Foster Cramer, Denise Lavache, Judith Wiegand, Franklin Smith, Ken Anders. K. Anders moved to approve, seconded by G. Daniels. Motion carries **Finance:** Gregory Daniels, J. Wiegand, Edith Berenbaum, Stella Barcia, Bill Leibrock and Toni Valentino. K. Anders moved to approve, seconded by Lou Seneca. Motion carries **Election:** Marcia Putt, William James, Harry Ortiz, Terry Langan, E. Berenbaum, and Marie Travis. K. Anders moved to approve, seconded by J. Reichl. Motion carries **By-Laws:** Toni Valentino, Connie Rogers, and J. Reichl. K. Anders moved to approve, seconded by L. Seneca. Motion carries **Emergency Response:** Tony Valentino, Dianne Decker, and Debra Anders. K. Anders moved to approve, seconded by J. Reichl. Motion carries **Maintenance:** B. Leibrock, Dan D'Arco, Lou Seneca, F. Cramer, Tony Valentino, Tom Fels, and Denise Lavache. K. Anders moved to approve, seconded by J. Reichl. Motion carries **Communications:** George Barcia, Toni Valentino, E. Berenbaum, and D. Anders. K. Anders moved to approve, seconded by J. Reichl. Motion carries **Ethics:** C. Rogers, Greg Moore, Toni Valentino, T. Langan, L. Seneca, and Carole Lerman. K. Anders moved to approve, seconded by J. Reichl. Motion carries **Management:** Tony

Valentino, D. Lavache, Toni Valentino, and Dianne Decker. K. Anders moved to approve, seconded by J. Reichl. Motion carries **Executive:** K. Anders, J. Reichl, and Greg Daniels. K. Anders moved to approve, seconded by J. Reichl. Motion carries **Ski Committee:** E. Berenbaum, D. D'Arco, Marcia Putt, J. Reichl, and K. Anders. K. Anders moved to approve, seconded by J. Reichl. Motion carries **Recreation:** George Barcia, D. Decker, T. Fels, Aileen Goodman, Rebecca McCarthy, Doreen Palacio, M. Putt, J. Reichl, Connie Rogers, Tony Valentino, Denise Lavache, Toni Valentino, and K. Anders. K. Anders moved to approve, seconded by D. Decker. Motion carries *Board President automatically is on all Committees.

VI. Adjournment

There being no further business, the meeting was adjourned at 1:21pm.

Minutes submitted by: Dianne Decker/Secretary

Minutes approved on: