

WINONA LAKES PROPERTY OWNERS ASSN.

Board of Directors

General Meeting December 19, 2009

Meeting opened at 10:11AM with the pledge of allegiance.

Present: Jeff Reichl, Anthony Valentino, Dianne Decker, Bob Fenlon, Jim Ritter, Stephanie Przebieglec, Oscar Woerlein, Terry Langan and Dan D'Arco

Guests: Bill Powell, Community Manager

Approval of Minutes:

B. Fenlon made the motion to approve the 8/15/09 Board of Directors minutes Second by A.Valentino

Vote 6-0-2

A.Valentino made the motion to table the 11/21/09 Minutes Second by: S. Przebieglec

Vote 7-1-1

Treasurer's Report:

Members in Good standing - as of: 12/1509	686
Payment plans -	94
Bad standing -	231
Member's w/attorney-	52
Member's w/attorney on payment plans	47
	<hr/>
	1257

J. Ritter made the Motion to reinstate 58 members to good standing Second by A.Valentino

Vote 8-0-0

J. Ritter made the Motion to go into closed session to consider the discipline or removal of an elected official of the Association. Second by: S. Przebieglec

Vote 5-3-0

Meeting in recess at 10:08 AM

Meeting reconvened at: 10:48

J. Ritter made the Motion per our discussion in closed session to suspend Ann Brathwaite as Ombudsman pending a hearing on January 10, 2010 at 10:00 AM on her removal from office. Second by: S. Przebieglec

D. D'Arco made a point of order stating the motion before the board does not have the proper authority to suspend the Ombudsman quoting by-laws article 16.1a

Roll Call Vote 6-3-0 (D. D'Arco, T. Langan J. Reichl voted No)

B. Fenlon asked Ms. Brathwaite if she wanted the hearing in Open or Closed Session. Ms Braithwaite answered that she wanted the hearing in Open Session.

J. Ritter made the Motion to go into closed session to discuss a Personnel matter. Second by: S. Przebleglec

Vote 5-3-0

Meeting in recess at 10:54 AM

Meeting reconvened at: 11:43 AM

B. Fenlon reported to the membership that the majority of the board has terminated Community Manager Bill Powell and Book Keeper Connie Lampron for cause.

J. Reichl made a motion to change the ballot to remove from the ballot the undersigned owner member in good standing Hereby vote to circle one Approve Disapprove, of the propose amendment as well as the printing signature lot section and date portion of the ballot, to be replaced with: a box that says Approve and a box that says Disapprove. Then continue with our normal procedure as we done in the past, with regard to the voting. Second by: A. Valentino

Vote 8-0-0

J. Reichl made a motion to rescind any past motion with regard sending a letter out with regard to the ballot and I move that board remain neutral and allow the membership to make their own decisions, with regard to this amendment. Second by: T. Langan

Vote 4-5-0

J. Reichl made a motion to rescind what our attorneys and the majority of the board's opinion is what will constitute affirmation and approval of the amendment, and that is 50 (fifty) percent plus 1 (One) ballot of the amount of ballots that go out to members in good standing.

Vote 3-5-0

With no further business meeting was adjourned at 1:00PM

Respectfully submitted,

Anthony Valentino, Secretary

Drafted: 2/18/10