

WINONA LAKES PROPERTY OWNERS ASSN.

Board of Directors

General Meeting April 17, 2010

Meeting opened at 9:04 AM with the pledge of allegiance.

B. Fenlon Directed Dan D'Arco to leave the Dais, as he was removed from the Board of Directors, he also informed Mr. D'Arco that he is disturbing the meeting. B. Fenlon also stated that he was removed from the Board of Directors on 4/11/10. Mr. D'Arco Asked B. Fenlon did he receive his appeal. Mr. Fenlon informed Mr. D'Arco that there is no appeal under our By-Laws for expulsion that his only option is in the Court of Common Pleas.

Mr. D'Arco still refused to leave the Dais. B. Fenlon again directed Mr. D'Arco to leave the Dias. Mr. D'Arco was ruled out of order. Mr. D'Arco Still refused to leave the Dais. At that point B. Fenlon directed the Constable to remove Mr. D'Arco from the Dais. At this point Mr. D'Arco read a pending injunction prohibiting the Board of Directors from conduction of any business. Mr. Fenlon still ruled Mr. D'Arco out of order. After Mr. D'Arco read his statement he left the Dais.

Present: Jeff Reichl, Anthony Valentino, Bob Fenlon, Dianne Decker, Jim Ritter, Stephanie Przebleglec, Oscar Woerlein and Terry Langan

Guests: Attorney Logsdon Community Manager D. Lavache

B. Fenlon made a motion to authorize Dan Pagano, Larry Fishburne, and Tom Gannon to be hired as private security for the 4/17/10 meeting, by the WLPOA Board of Directors. Second by: A.Valentino. **Motion Passed**

Vote 6-2-0

Approval of Minutes:

B. Fenlon made a motion to approve the minutes for the 3/20/10 General Meeting, Second by: A.Valentino. J. Reichl noted that a second motion was made to remove Director D'Arco within a first motion. B. Fenlon move to approve the minutes as amended. **Motion Pass unanimously.**

Vote 8-0-0

B. Fenlon move to approve the minutes from the Closed Session meeting on 3/20/10 for Ski Note File. Second by A.Valentino. **Motion Passed unanimously**

Vote 8-0-0

B. Fenlon move to approve the minutes from the Closed Session meeting on 3/20/10 for Request for Documents. Second by A.Valentino. **Motion Passed unanimously**

Vote 8-0-0

B. Fenlon move to approve the minutes from the Open Session Special Meeting on 4/11/10
To remove Daniel D'Arco from the Board of Directors for disruptive behavior in running the organization. Second by A.Valentino. B. Fenlon moves to table the 4/11/10 open session minutes. **Motion Passed unanimously**

Vote 8-0-0

B. Fenlon move to approve the minutes from the Closed Session Special Meeting on 4/11/10
To remove Daniel D'Arco from the Board of Directors for disruptive behavior in running the organization. Second by A.Valentino. **Motion Passed unanimously**

Vote 8-0-0

B. Fenlon move to go into Closed Session to discuss a Legal matter. Second by: J. Ritter

Vote 6-2-0

Meeting in Recess at: 9:38 A.M.

Meeting re-convened at: 10:09 A.M.

Treasurer's Report:

| | |
|--|-------|
| Members in Good standing - as of: 04/17/10 | 783 |
| Payment plans - | 70 |
| Bad standing - | 162 |
| Member's w/attorney- | 196 |
| Member's w/attorney on payment plans | 46 |
| | <hr/> |
| | 1257 |

B. Fenlon made the Motion to reinstate 30 members to good standing Second by A. Valentino. **Motion Carried**

Vote 8-0-0

J. Ritter announced that the Cash Un restricted totaled \$333,947.46, and Restricted totaled: \$515,206.24 for a total of cash of \$849,152.70

Managers' Report – D. Lavache

See Attached

B. Fenlon made the motion to approve the bid from Mesko Glass for the amount of \$9,900.00 from Capital for the replacement of the Clubhouse Doors. Second by: J. Ritter **Motion Carried Unanimously**

Vote 8-0-0

Committee Reports

B. Fenlon moved to rescind of appointments of: J. Reichl, T. Wiegand and G. Barcia from all committees. Motion was not seconded.

: J. Reichl made a point of order that in order to rescind the motion it has to be the exact motion that has was made to appoint the persons to the committees, which should include all the names.

B. Fenlon moved to table the rescinding of appointments of: J. Reichl, T. Wiegand and G. Barcia from all committees. Second by: A. Valentino **Motion Carried Unanimously**

Vote 8-0-0

Management, Ethics, Communications, By-Laws, Youth, Maintenance & Roads, Emergency Response – No Report

Finance: B. Leibrock announced a combined Finance Special Board Meeting on 4/25/10 at 10:00 A.M.

Recreation: C. Rogers

B. Fenlon move to approve the following events:

Movie Night once a month

The annual Spring BBQ 5/22/10

The Chile Bake off on 6/5/10

Second by: J. Ritter **Motion Carried Unanimously**

Vote 8-0-0

B. Fenlon move to approve the July 10 BBQ with a minimum of 50 people. Second by A. Valentino **Motion Carried Unanimously**

Vote 8-0-0

Architectural: Franklin Smith reported that there is only one application for a new Deck

B. Fenlon move to approve a deck permit for Section 5 Lot 16 B. Fenlon moved amended the motion to approve an addition as well. Second by: T. Langan **Motion Carried Unanimously**

Vote 8-0-0

J. Reichl made the motion to approve the addition barring that it have all the required permits Second by: S. Przebleglec **Motion Carried Unanimously**

Vote 8-0-0

Elections: E. Berenbaum

Reported that Election Committee had counted the Ski ballots with the following results:

Total Ballots Received: 646

Ballots that were disqualified: 4

Totals: To Close Ski Lift 499

To Keep Ski Lift Open: 143

Ballot Failed

Awarding of Contacts:

B. Fenlon moved to approve up to \$2000.00 for professional services for the May 16, 2010 membership meeting. Second by: J. Ritter **Motion Carried**

Vote 6-2-0

T. Langan made a motion to permit Stella Barcia to address the board. Second by: J. Reichl **Motion Carried**

Vote 5-3-0

Unfinished Business

Bridge Section 18 Alternative Analyses - Tabled

New Business

B. Fenlon move to release the Ski Note file to the membership. Second by: J. Ritter **Motion Carried**

Vote 6-2-0

B. Fenlon announced that there will be a Special Meeting with Riley & Co on 4/25/10 at 10:00 A.M.

J. Reichl made a motion to oppose putting postage on return ballots Second by: T. Langan **Motion Failed**

Vote 2-6-0

1. Proposed changes (additions, deletion and modifications) to the Administrative Code, Rules and Regulations and Policies on first reading.

To make a rule: Second Reading

To prohibit the use of video or unauthorized recording devices in the clubhouse, or other common grounds of the W.L.P.O.A.

J. Reichl made a motion to table the rule Second by: T. Langan **Motion Carried**

Vote 6-2-0

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

Comments from the Membership

Secretary Report- None

Middle Smithfield Township update – Anthony Valentino

With no further business meeting was adjourned at 12:16 PM

Respectfully submitted,

Anthony Valentino, Secretary

Drafted: 5/5/10 Amended: 6/2/10