

WINONA LAKES PROPERTY OWNERS ASSN.

Board of Directors

General Meeting June 19, 2010

Meeting opened at 9:03 A.M. With the pledge of allegiance

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

D. D'Arco read a statement and left the meeting at: 9:07 A.M.

Guests: Community Manager D. Lavache

Approval of Minutes:

B. Fenlon made a motion to approve the minutes for the 4/17/10 General Meeting Second by: A. Valentino

Vote 8-0-0

J. Reichl made a motion to table the minutes of 5/15/10 General Meeting. And the minutes of the 5/30/10 Special Meeting Second by T. Langan **Motion Carried Unanimously**

Vote 8-0-0

Treasurer's Report:

Members in Good standing - as of: 04/17/10	847
Payment plans -	59
Bad standing -	128
Member's w/attorney-	181
Member's w/attorney on payment plans	42
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	1257

B. Fenlon made the Motion to reinstate 20 members to good standing Second by A. Valentino. **Motion Passed unanimately**

Vote 8-0-0

J. Ritter announced that the Cash Unrestricted totaled \$298,627.97, and Restricted Capital totaled: \$557,779.36 for a total of cash of \$856,407.33

J. Ritter moved to table The Winona Lakes Policy on Allowance for Doubtful Accounts. Second by: B. Fenlon
Motion Passed unanimously

Vote 8-0-0

B. Fenlon moved to table Winona Lakes Policy on Maintaining Financial Records. Second by A. Valentino **Motion Carried Unanimously**

Vote 8-0-0

Managers' Report – D. Lavache

See Attached

Committee Reports

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

Finance: B. Leibrock Reported that the committee is working on the budget and the next Finance meeting will be held on 6/20/10 at 9 A.M.

Recreation: A. Goodman reported that the next event will be the Summer BBQ which is scheduled for 7/10/10

Architecture: F. Smith B. Fenlon made the Motion to approve the permits recommended by the Architecture Committee Second by J. Ritter **Motion Carried Unanimously**

Vote 8-0-0

Ski: M. Colasunno that the committee will meet on 6/26/10 at 9 AM. The Committee is exploring to charge an amenity fee for members who will use the slope.

J. Reichl move to accept the resignation of William Perry from the Architecture Committee. Second by: J. Ritter
Motion Carried Unanimously

Vote 8-0-0

B. Fenlon moved to appoint Steven Serefin to the Roads Committee Second by: A. Valentino **Motion Carried Unanimously**

Vote 8-0-0

Unfinished Business

Bridge Section 18 Alternative Analyses – Tabled

- a) Bridge section 18, Alternative Analysis, June 4, 2010 cancelled
- b) Special Meeting Cancelled
- c) The use of video and recording devices a Policy will be drafted
- d) Mailing of bylaws amendments according to the court ruling amendments will pass by a simple majority.
- e) Court proxy challenge J. Reichl made a motion that any court order or any legal decisions from our attorney be disseminated to the entire board via their mailboxes or E-mail. Second by: B. Fenlon **Motion Carried Unanimously**

Vote 8-0-0

New Business

Request for documents, Jonathan Davis, Christmas Bonuses

B. Fenlon moved to release the information to Mr. Davis pending attorney review Second by: A. Valentino **Motion Carried Unanimously**

Vote 8-0-0

T. Langan wanted it noted that she objects on how information is given out

B. Fenlon move to table the following items below: Second by: S. Przebleglec **Motion Carried Unanimously**

Vote 8-0-0

1. Membership meeting, voting, proxies and all related matter - **Tabled**
2. Community manager contract objections -**Tabled**
3. Ombudsman report and ethics issues - **Tabled**
4. WinonaGram: all aspects including access/ publication - **Tabled**
5. Bridge issues: any material including investigate the matter of how the Board has failed to inform the membership and other Board members of a Bona fide engineering report with option to repair bridge, unanswered legal challenge and verdict, etc. - **Tabled**
6. Objections and all matters related to recording meetings - **Tabled**
7. Minutes and access to meeting recordings including 5/15/10 and 5/16/10 - **Tabled**

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

None

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

None

Comments from the Membership

Ombudsman Ann Brathwaite – Stated that she gets no support from the board, which makes her job difficult also the complaints or issues that she receives are frivolous.

Secretary Report- None

With no further business meeting was adjourned at 10:47 A.M.

Respectfully submitted,

Anthony Valentino, Secretary

Drafted: 7/15/10 Amended 7/18/10