

Winona Lakes Regular Meeting of the Board of Directors

September 17, 2011

Meeting was called to order at 10:03 a.m.

Pledge of allegiance.

Attending: Bob Fenlon, Stephanie Przebleglec, Tony Valentino, Tom Fels, Oscar Woerlein, Dan D'Arco, Greg Daniels(left early approximately 1:15 p.m.)

Absent: Dianne Decker, Jim Ritter

Tony Valentino made a point of order that Jim Ritter had missed three consecutive meetings in a row and that the seat was now vacant. Bob Fenlon ruled the point of order, out of order as Jim Ritter had until the conclusion of the meeting to attend but did stipulate he would address the issue again before the conclusion of the meeting if Jim Ritter did not make an appearance prior adjournment of the meeting.

Approval of Minutes:

Bob Fenlon moved to approve the minutes Regular Meeting for 7-16-2011. Second Tony Valentino, motion carried.

Bob Fenlon moved to approve the closed session minutes from the 7-16-2011 Regular Meeting. Second Tony Valentino, Motion carried.

Bob Fenlon moved to approve the minutes for the 8-14-2011, Special Meeting regarding the Section 18, bridge project. Tony Valentino second, motion carried.

Bob Fenlon moved to approve the minutes of the 9-03-11, Special Meeting to approve the rescheduling of the 2011 Annual Membership Budget Meeting. Tony Valentino second, motion carried.

Bob Fenlon moved to approve the minutes of the 9-11-11, Special Meeting to address the complaint filed by Jonathan Davies, member in good standing, in regard to the purchase of W.L.P.O.A. common ground by Daniel D'Arco and his family in 1992. Oscar Woerlien second, motion failed.

Manager's Report: Denise Lavache, see attached.

Bob Fenlon stipulated to the Board that the previously approved Board motion for cleaning services for the clubhouse had not worked out very well and that the those responsibilities

were better left to the Community Manger. The Board after some discussion agreed. Bob Fenlon moved to rescind the services agreement with Service Master. Dan D'Arco second, motion carried.

Committee Reports:

Recreation: Tony Valentino

Upcoming events: Window painting-10-08-2011, Trunk or Treat, 10-29-2011, Halloween Party, 10-29-11.

Tony Valentino moved to approve up to \$700.00 for the Halloween Party, second Bob Fenlon, motion carried.

Architecture: Bob Fenlon

Bob Fenlon moved to approve a permit for lot #72, Section 8. Second Oscar Woerlien, motion carried.

Communications: Tony Valentino

WinonaGram, meet 9-12-11 deadline and thanked committee and staff for help.

Awarding of Contracts:

Greg Daniels moved to reject the Kirk Summa proposal as written. Second Oscar Woerlien, motion carried.

Bob Fenlon moved to rescind the motion rejecting the Kirk Summa proposal. Second Greg Daniels, motion carried unanimously, in excess of 2/3 req.

Bob Fenlon moved to approve to approve the Kirk Summa proposal with the attached amendment stating they would be responsible to ensure and verify control standards. Second Daniel D'Arco, motion carried.

Bob Fenlon moved to approve the proposal from JM Meegan for \$7, 837.00 for the repair of the expansion joints on the Clubhouse Drive bridge. Second Oscar Woerlien, motion carried.

Bob Fenon moved to table the required paving proposals for the Clubhouse Drive bridge approaches until the next Regular Meeting due to the lack of clarity and insufficient time to review for the Board. Second Oscar Woelien , motion carried.

Stephanie Przebleglec moved to approve the proposal from Trapani Pools for \$12,785.00 to resurface the outdoor pool. Second Oscar Woerlien, motion carried.

New business:

Bob Fenlon presented to the Board of Directors only, a copy of the Sheriff's Sale Investigation, initiated by him along with other Officers of the Corporation, informing the Board he had in writing formally requested an investigation into the matter by the Monroe County District Attorney's Office.

Bob Fenlon stipulated he was working on five bylaw amendments drafts to be presented to the Board in the near future for review/approval. They were in regard to voting on elections, dues/assessments, quorum requirements for membership meetings, the Ombudsman's position and the proxy voting provisions of the WLPOA bylaws.

Greg Daniels moved to have the Community Manager provide the Board with other dues collection options by the next Regular Board of Directors Meeting. Second Bob Fenlon, motion carried.

Bob Fenlon moved to re-schedule in advance, the Annual Election Meeting date to 10-30-2011 at 10:00 a.m. in the event there is not the required quorum present on 10-15-2011. Second Tony Valentino, motion carried.

Unfinished Business:

2011/2012 Community Survey- Bob Fenlon moved to table, second Tony Valentino, motion carried.

Bob Fenlon moved to amend the Motion from the May 21st Regular Meeting, closed session to change the wording from "file cabinet" to "safe" for the storage of the Community Managers file and other documents. Second Oscar Woerlien, motion carried.

Bob Fenlon moved to approve up to \$500.00 for the purchase of the safe. Oscar Woerlien seconded, motion carried.

Bob Fenlon move to rescind the motion from the May 21st regular meeting , closed session for office staff uniforms. Tony Valentino second, motion carried.

Hearing upon, adoption or amendment of proposed changes to the Rules and Regulations or Policies on the 2nd reading.

Bob Fenlon moved to amend the W.L.P.O.A. Architecture Code to allow the Community Manager to approve minor permits. Second Tony Valentino, Motion carried

Defined as:

Minor exterior alterations- color change or siding type.

Sheds.

Fences.

Dog Runs.

Paving of driveways or alterations to existing with approved permit.

- No changes to square footage of structures.

Bob Fenlon moved to declare the seat of Jim Ritter vacant as having been absent three consecutive Regular Board of Directors meetings. Second Oscar Woerlien, motion carried.

Dan D'Arco nominated Tony Valentino for the W.L.P.O.A. Treasure's position. Tony Valentino seconded, motion failed.

Minutes:

Robert T. Fenlon, President

Stephanie Przebieglec, Vice President