

WALKER LAKESHORES LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS

REGULAR MONTHLY MEETING MINUTES

SATURDAY, JULY 20, 2019

I. Call to Order

Meeting called to order at 10:00 am by Acting Chairperson Mario Aieta.

II. Pledge of Allegiance

III. Announcement of Recording

Call for objections to recording the Minutes for accuracy. No objections received.

IV. Roll Call

Members present: Mario Aieta, Michael DeVita, Carol Gillen, Bill McCarthy, Rose Murphy, Maryann Muschlitz, Paul Palladino, Vicky Perrotta, Marvin Schechter

Members absent/excused: Janice Hahn, Ron Lisciandrello, John Weber, Bill Reese

V. Approval of Board of Directors Minutes from Saturday, June 22, 2019

The Board of Directors Regular Board Meeting Minutes of June 22, 2019 was distributed and reviewed via email prior to this meeting. Motion made by Maryann Muschlitz, seconded by Mike DeVita to accept the Minutes as written. All voted aye, motion passed.

VI. Approval of the Agenda

Motion made by Maryann Muschlitz, seconded by Marvin to accept the Agenda. All voted aye, motion passed.

VII. Treasurer's Report

Treasurer's report reviewed with all members, copies distributed. Motion made by Mario Aieta, seconded by Mike DeVita to accept the Treasurer's report. All voted aye with one abstention. Motion passed.

Motion made by Mario Aieta, seconded by Mike DeVita to approve the invoices as presented. All voted aye, motion passed.

VIII. New Business

A. Vicky Perrotta, chairman of the Membership/Nominations/Elections Committee reviewed the results of the election of the New ByLaws. 49 votes cast, 23 for, 26 against. The ByLaws vote failed.

B. Email votes by the Board since the last Regular Board Meeting are as follows:

Legal committee handling all community complaints confidentially, personal service expenditure for collection cases, Atty. Steih past bill, cover letter to the ByLaws, postage expenditures, special Board meeting, Atty. Farley expenditure, Staples paper and cartridge. Motion made by Marvin Schechter, seconded by Mario Aieta to ratify all email votes made by the Board as listed. All voted aye, motion passed.

C. Check Signing Authority

Motion made by Marvin Schechter, seconded by Maryann Muschlitz, to expand to four check signatories by adding 2 Board members with the main signatories being the Treasurer (Carol Gillen) and Secretary (Rose Murphy) in the first instance, and only if one is not available, we would need to use the 3rd or 4th signatory. All voted aye, motion passed.

Motion made by Mario Aieta, seconded by Paul Palladino to add Vicky Perrotta and Marvin Schechter as the two additional signatories to the Wayne Bank Checking Account. All voted aye, motion passed.

D. Insurance Designation of four Board members to be contacts. Issue tabled until next Board Meeting in August 2019.

E. Payment of dues and assessments and treatment of delinquency

A change to the Rules and Regulations proposed as follows:

Motion made by Mario Aieta, seconded by Carol Gillen, to revise the current collection procedure in Section 3, part B1 of the Rules and Regulations to read: "Landowners who have not paid their assessments by April 1 will incur a finance charge. Those who are in arrears on that date will be subject to referral for collection and for liens. If necessary, court action will be taken. These property owners forfeit their landowner rights." All voted aye, motion passed. This proposed change in the ByLaws will be brought to the Board for a vote at the next Board Meeting in August 2019.

F. Best Practices - financials

Zavada will be performing our full, external audit as previously agreed by the Board.

IX. Standing Committee Reports

A. Beach and Grounds

Motion made by Mario Aieta, seconded by Mike DeVita, to clarify that those who paid lake assessments are entitled to beach access tags and the current tags be revised in a manner to reflect that. All voted aye, motion passed.

Request for an additional picnic table to be placed at the Clubhouse Beach.

Motion made by Mike DeVita, seconded by Mario Aieta to authorize \$150 for a new picnic table for the beach. All voted aye, motion passed.

B. Nominations/Elections - see report above

C. Roads

Bids needed for new culvert and inlets, and for trimming of trees overhanging roadways impeding passage of traffic and snow plows. Clubhouse parking lot needs resealing and bids will be sought.

D. Communications

Website updated to reflect Meeting Minutes. Currently up to date.

E. Lake

Report attached.

F. Programs

Sip & Paint netted almost \$200, Jaws movie cancelled, picnic today 3-7 pm.

G. Planning

Home Inspection report copies shared with Board. Mens Club offered their assistance.

Motion made by Mario Aieta, seconded by Maryann Muschlitz, to provide \$200 to the Mens Club for the purpose of installing some electrical outlets once it has been determined that they can be properly installed. All voted aye, motion passed.

H. Rentals

Another Airbnb rental reported and fees have been paid for short term rentals.

I. Finances

Working on budget for 2020 but home inspection impacts going forward. Currently there is a \$16,000 shortfall. Special Road Assessment still being considered as well as a Road fee to possibly be applied to all. Decision tabled until next month.

J. Legal

Eight cases have been filed and explanation provided of current status.

K. Security

Committee needed. Marvin Schechter volunteered to serve on the committee going forward. Motion made by Mario Aieta, seconded by Carol Gillen to appoint Marvin Schechter to the Security Committee. All voted aye, motion passed.

XI. Public Comment

ByLaws questioned.

Discussion over Road Assessment - All members paying vs only road paying property owners.

XII, Announcement of the next Board Meeting: Saturday, August 19, 2019

XIII. Executive Session

Motion made by Mario Aieta, seconded by Mike DeVita to move to Executive Session at 2:40 pm. All voted aye, motion passed.

XIV. Adjourn

Motion made by Mario Aieta, seconded by Maryann Muschlitz to adjourn the meeting at 2:55pm. All voted aye, motion passed.