

WALKER LAKE LANDOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
SATURDAY, APRIL 21, 2018

I. CALL TO ORDER

The regular board meeting was called to order at 10:05 am

II. SALUTE TO THE FLAG

III. ROLL CALL

Members present: Mario Aieta, Darlene Challacombe, Janice DiMaio, Michael DeVita, Tom Farley, Janice Hahn, Bill McCarthy, Michael Misciagno, Rose Murphy, Vicky Perrotta, Carol Reynolds, Wendy Wishnie, Martin Zuckerman

Excused: Frank Dubowski, Ron Lisciandrello, Paul Palladino

IV. APPROVAL OF MINUTES

The Minutes of the Emergency Board of Directors Meeting April 5, 2018 BOD meeting were reviewed via email prior to the meeting. Motion made by Mike DeVita to approve the Minutes as presented, seconded by Wendy Wishnie. All voted aye, motion passed.

The Minutes of the Regular Board of Directors Meeting March 17, 2018 were reviewed via email prior to the meeting. Motion made by Janice DiMaio to approve the Minutes as presented, seconded by Carol Reynolds. All voted aye, motion passed.

V. APPROVAL OF THE AGENDA

Motion made by Carol Reynolds to approve the agenda as presented, seconded by Wendy Wishnie. All voted aye, motion passed.

VI. REMARKS MADE BY ATTORNEY FARLEY AND INTERIM PRESIDENT JANICE HAHN

Attorney Farley stated the 9/11 lawsuit is no longer moving forward. Eric Hamill, personal attorney for Art Politano, informed Attorney Farley the house owned by Politano, located on Maple Drive, is currently in foreclosure and his estate has no assets/cash. According to Attorney Eric Hamill there are no properties in Florida owned by Politano. Attorney Farley has been requested by the board to complete a property search in Key West Florida. The District Attorney has been contacted and the investigation into the theft of WLLA assets is ongoing therefore no decisions have been made.

WLLA owns the Maple Park Beach (Swezy Beach) area and the pro rata share for its maintenance will be determined and equally allocated to WLLA and Maple Park Landowners.

The current 2018 Maple Park invoices of \$10 have been mailed to Maple Park property owners.

Thank you sent out to the Women's Club for removing the drapes on all the windows in the clubhouse and the club members will be making valances as replacements.

Thank you to the Hachtmans for sprucing up the outside of the WLLA office and clubhouse.

Suggestion made to purchase a recording device to keep a verbal record of meetings for about 6 months. As per Attorney Farley, everyone attending the Board meetings must be in consent. If anyone objects, no recording can be made. Everyone openly asked and no one objected to this meeting being recorded and the recording is to be erased once the official Minutes are approved.

Kathleen Zimmerman has been hired as the new Office Assistant and will be in the office working Wednesday's and Saturday's from 9am-2 pm.

Sign in sheets are required for every meeting/office visit to comply with insurance.

VII. COMMITTEE REPORTS - committee reports received are attached

NOMINATIONS/MEMBERSHIP/ELECTION - Letters of Consideration for Nomination will be accepted at the WLLA office and nominations from the floor will be accepted for members in good standing at the General Membership meeting on May 19, 2018 from members in good standing. Deadline is May 26, 2018. Voting will take place July 21, 2018 from 8 am to 10 am. Following will be the General Membership Meeting and results of the election. The Board Meeting will follow the General Membership Meeting.

SECURITY- No response received from Homeland Security with answer if a contract exists between them and WLLA. If none exists, the committee will move forward with bids for a new security company. Work being done on specifications for a new contract. Everyone in the community invited to the meeting when arranged to participate in specifications for security guidelines.

Motion made by Mario Aieta for the board to approve the hours suggested to be part of the bidding process, seconded by Carol Reynolds. All voted aye, motion passed.

RENTALS- Three long term rentals without proper documentation were discovered in Maple Park. They have their own HOA with their own rules and regulations therefore it is to be handled by Maple Park however they wish.

RULES AND REGULATIONS - Discussion as to what constitutes a quorum and outcome being quorum consists of the majority of serving board members, not only those in attendance at each individual meeting.

PROGRAM - Food can be dropped off for the Meet your Candidate meeting Friday, June 8th, and the sign up sheet is available. There will also be a bake sale on Election Day, Sunny Derby June 23 from 8:30am-2pm with prizes awarded to children of different age groups.

Potluck lunch/dinner will be held on July 21st at 3pm after the election with a scavenger hunt to follow. Other events are being explored.

CLUBHOUSE - Rental ending time has been changed to 10pm unless otherwise changed by the board. The rental April 7 th rental generated \$75 with a \$225 refundable deposit, \$25 withheld due to garbage left behind.

BEACH AND GROUNDS - Swezy Beach was visited on April 7, 2018. A letter was sent to Maple Park property owners requesting all personal items be removed by May 1, 2018. The cost of \$425 for a 15-yard dumpster from Shields Container Service was discussed to be delivered to Swezy Beach on Saturday, May 12, 2018 to dispose of all items left on site. Volunteers willing to help with Swezy Beach clean-up are asked to arrive at 9am

Motion made by Darlene Challacombe to rent a 15 yard dumpster from Shields at a cost of \$425 for use on Swezy Beach May 12, seconded by Mike Misciagno. All voted aye, motion passed.

Discussion to close Sandy Beach to swimming and leave open for boating and fishing. Signs will be placed indications swimming allowed.

Motion made by Carol Reynolds to close Sandy Beach located on Twin Lakes Road for swimming and remain open for boating and fishing, seconded by Darlene Challacombe. All voted aye, motion passed.

Discussion with regard to distinctive color Seasonal Identification Tags and three colors were decided: one color for paid WLLA members, one for Hinkel Estates and another for Maple Park paid members to define eligibility on beaches. Discussion of Portable potties and bids for landscaping was tabled for next meeting in the interest of time.

LAKE - Aqualink contracts signed, in addition to approval of spraying bladderwort. Water lilies will be sprayed for residents on the lake, signup sheet at the office. Question regarding bladderwort spraying 2 of 3 times approved last year and if there is a credit remaining for the third spraying and if it can be applied to this upcoming seasonal spraying.

ROADS - Sealed bids are being accepted for the 2018-2019 snow plowing contract. The condition of all roads will be assessed in the next 2 weeks. Volunteers will be filling potholes with cold patch on May 5, 2018. Wires down on Lakeshore have been taken care of by Blue Ridge Communications.

TREASURER'S REPORT- No report submitted for the meeting but copy received May 14, 2018 via email and attached.

List of checks provided and reviewed, see attached. Motion made by Janice Hahn to approve payment of listed checks, seconded by Mario Aieta. All voted aye, motion passed. To save time, checks were signed after the meeting by Janice Hahn and Rose Murphy.

VIII.- CONSTITUTIONAL AMENDMENTS

A discussion arose regarding the amendments to the WLLA Constitution as written per the Hinkel agreement.

Motion made by Mike Misciagno to remove the last 2 sentences of the below referenced Amendment, (*At-Large Directors shall have full authority under Walker Lake by-laws and serve as Officer and Director. Hinkel Estates shall serve as a Director and be designated by Hinkel Estates.*). Seconded by Darlene Challacombe. All voted aye, motion passed.

The Amendment to Appendix II, Article VI (6), Paragraph Two (2) of the Constitution

“The Directors shall consist of the last Past-president, the incumbent Vice-president and fifteen (15) elected Directors. *Of the fifteen (15) elected Directors, fourteen (14) shall be designated as At-Large Directors and elected in accordance with the procedures set forth in Article VIII. One (1) landowner in Hinkel Estates shall be designated by Hinkel Estates Property Owners Association to represent it on the Walker Lake Landowners Association Board of Directors as the Hinkel Estates Director. At-Large Directors shall have full authority under Walker Lake by-laws and serve as Officer and Director. HinkelEstates shall serve as a Director and be designated by HinkelEstates.*”

Motion made by Darlene Challacombe to adopt the below revision to the By-laws, seconded by Mario Aieta. All voted aye, motion passed.

Revision/addition to Appendix III, Page XXIII, Article IX, #1 by adding the following sentence: *Furthermore, every Director shall be required to be an active member of at least one standing Committee at all times.*

Motion made by Mike Misciagno to adopt the below addition to the By-laws, seconded by Darlene Challacombe. All voted aye, motion passed.

Addition as #4 to Appendix III, Page XX, Article V, Board of Directors: *Any WLLA member who has resigned a minimum of two (2) times from the Board of Directors as an Officer or Director shall be ineligible to hold any such position, either elected or appointed, for a period of nine (9) years.*

Motion made by Mike DeVita to adopt the following addition to the By-laws, seconded by Janice DiMaio. All voted aye, motion passed.

Addition as #5 to Appendix III, Page XX, Article V, Board of Directors: *No person can run for or serve more than one Officer position on the Board of Directors.*

All the above By-law changes will be included in the reprint of the WLLA Rules and Regulations Red Book, Appendix III, Page XXIII, Article IX.

IX. PUBLIC SESSION

Meeting adjourned at 12:45 pm