

WPOA BOARD OF DIRECTORS

MINUTES

May 14, 2022 - 9:30am

Present In Clubhouse: Charity Barger (CB), Susan Cutillo (SC), Michael Clarke (MC), Frank Fazi (FF), Joe Juhasz (JJ), Teresa Urbinati (TU), & Deborah Wagner (DW)

Present on Zoom: Ruth Buchanan (RB), Denis Dilallo (DD), Jane Glover (JG), Allen Liberman (AL), Lise LeTellier (LL), Rex Myers (RM), Tom Post (TP), Doreen Oshinskie (DO), Matthew Scharff (MS), Terry Seltzer (TS), Ruth Sininsky (RS), & Anne Stone (AS)

Open Forum

Allen Liberman questioned the unallocated cash disbursement and had questions about the proposed 2023 budget.

Approval of Minutes

- March 12, 2022 – Motion to approve minutes (PASSED – 7 Yes / 1 Abstain)

Reports

- President – Teresa reviewed the Spring Meeting vote briefly and wanted to make sure that each BOD member was given the chance to speak once and go around giving everyone a chance, before anyone would be given a second chance to speak.
- Treasurer – See attached report. The financial activity year to date report will be presented at each BOD meeting. The member's report will not have detailed transactions, but will be available for any members to view if they'd like to. Grants should be accounted for separately. These will be on a separate line item in the future. Terry commented that if the unallocated cash was applied to offset the increase of dues each year, it would be good, but once these funds run out, there would be a big increase. Teresa mentioned that money from the Compensation Pool in the 2022 Budget to offset the 5.9% COLA increase that was not originally budgeted for.
- Operations Manager – See attached report. Charity to research why only \$26,579 has been collected from the special assessment.

The Beach Erosion Plan was discussed, but will not be voted on until the NOI is approved for work. It was discussed who would be hired for the excavating work and if bids need to be put out for the work to be done. It was decided that 3 bids need to be acquired for any large projects, but that small projects like this one do not require 3 bids. The BOD voted to hire Bill Magni (7 Yes / 1 No) to do the excavation work for an estimated cost of \$2,100.

- District Representatives
 - District 1 – Member question: Why is Main Beach dock the only one in the water?
 - District 2 – Nothing
 - District 3 – Member concern about the poor condition of roads.
 - District 4 – Nothing
 - District 5 – Nothing
 - District 6 – Member concern about unallocated cash use. Member requesting a fenced in dog area. (Only one request for this in the Strategic Planning Committee’s survey.)
- Committees
 - Beach Erosion Ad Hoc Committee - See attached report. Vote for the beach erosion plan was delayed until the NOI is approved. Motion to hire Bill Magni to do excavation work on beaches to prevent erosion. (PASSED - 7 Yes / 1 No) Estimated time frame is 2-3 days at \$700 per day. Work will commence in the Fall.
 - Building Review Committee - See attached report.

New Business

- Answering Service - Need to research about adding an option for members to leave a recorded message if not an emergency.
- Appointment of Clerk / Resident Agent with State of MA for Wildwood - Motion to appoint Charity Barger as resident agent (PASSED - 8 Yes).
- Appointment of President & any other empty BOD positions - Motion to appoint Teresa Urbinati as President (PASSED – 7 Yes / 1 Abstain) and Susan Cutillo as Vice President (PASSED – 7 Yes / 1 Abstain). They will serve until the August Annual Meeting, at which time they can choose to run for their appointed position OR run for the position they left on the Board. Since Susan Cutillo was nominated as VP, District 2 rep position is now open. An email will be sent out to District 2 members looking for a volunteer to serve until the August Annual meeting.
- By-Law Committee - Needed to review the By-Laws for spelling / grammatical errors only. Motion to establish an ad hoc By-Law Committee (PASSED – 8 Yes). An email will go out for volunteers.
- Clubhouse Furniture Status - No update. Suggestion to move to Clubhouse Upgrades / Property Management Committee if reinstated in the Fall.
- In-Person Meetings - BOD members should meet in person whenever possible; however, BOD members may continue to meet, vote & fully participate in meetings via Zoom per By-Law Article VI.

- Otter Pond Fishing Ban for 2022 Season - The Pond Committee's recommendation is to allow catch & release in Otter Pond. Motion to allow catch & release in Otter Pond starting August 1, 2022. (PASSED – 7 Yes)
- Pond Management Committee Requesting Additional Funds for 2022 - Plant survey results in 2021 were taken in the Fall, and may not have been an accurate representation. There is a need to look for cyanobacteria which can release toxins into the water. Water testing will be done every 2 weeks to test for increased algae growth. Motion to approve total expenditures of \$6,798 (\$1,500 for extra water testing, \$3,200 for Plant Survey & \$2,098 for Reporting Results) Passed (Vote: 8 Yes) Money to cover this will be taken from current Plant Survey Reserve funds (\$2,064), Bathymetric Mapping Reserve funds (\$1,900), and the remainder will be taken from Otter Pond Preservation Reserve funds (\$945) and Cranberry Pond Preservation Reserve funds (\$1,889). (PASSED - 8 Yes)
- Standing Committees BOD Liaisons appointed:
 - Forest Management Committee: Teresa Urbinati
 - Personnel Committee: Teresa Urbinati
 - Security Management Committee - Michael Clarke
- Upgrades from Clubhouse Renovation Committee - Recommendation to wait for the SPC's report. Need a holistic view of everything that needs to be done. This may go to the Property Management Committee if reinstated in the Fall.
- Insurance Review - Waiting to get a price for increasing building limits before BOD will vote to approve or not. Will be voted on at the next BOD meeting in June 2022.

Open Forum

- Denis Dilallo talked about setting certain protocols in place with answering service in reflection of his recent experience regarding a Wildwood delivery and not being able to contact anyone to sign for it.
- Frank Fazi would like to see the details of where Reserve & Contingency funds are spent in the financial activity report.
- Jane Glover asked for the exact amount spent on hiring First Service Residential as Wildwood's Management Company.
- Tom Post was concerned about the amount collected for the back gate.

Executive Session

Adjournment