

WPOA BOARD OF DIRECTORS

Minutes

March 12, 2022 - 9:30am

Present: Board Members Present: Susan Cutillo(SC), Ora Gladstone(OG), Joe Juhasz(JJ), Lise LeTellier(LL), Doreen Oshinskie(DO), Stan Rosen(SR), Terry Seltzer(TS), Ruth Sininsky(RS), Teresa Urbinati(TU)

Office Manager: Charity Barger(CB)

Community Members: Ginny Austin, Ruth Buchanan, Michael Clark, Denis DiLallo, Frank Fazi, Vivian Gufarotti, Bill Habelt, Mark Harutunian, Ted Hudson, Al Lenge, Sandra Pancrazi, Elaine Strinie, Stephanie Weintraub

Call to Order 9:43

Open Forum

Frank Fazi – Budget concerns regarding \$184K in unallocated funds. **TU** – Charlie Higham uncovered this same issue some years ago.

Approval of Minutes

January 8, 2022 – Motion to accept, seconded. All in favor.

February 12, 2022 – Motion to accept, seconded. All in favor.

LL – Concerned with Synopsis of Egress submitted by secretary for clarification purposes.
Motion to approve synopsis as written. 8 in favor, 1 opposed.

REPORTS

President Report– none.

Treasurer Report (attached as part of packet)

JJ – reviewed the submitted budget report including recommendations.

JJ - Unallocated funds should be allocated.

JJ – A recommended budget review (instead of initially proposed audit) will cost \$15K-\$20K. \$10K already approved by membership for audit. **JJ – Motion for membership vote at April meeting to allocating \$20K for budget review (utilizing \$10K already voted on). 8 in favor. 1 abstention.**

The board agrees with JJ that unallocated funds must be allocated within a reasonable time. (Suggestions for use included beach erosion, solar panels on clubhouse, lake needs...)

LL – Suggested board approve JJ's recommendations (p.1 of attached Treasurer's Report.)

LL - Motion to accept #3 - (targeted amount for replenishment of General Contingency Fund from Retained Earnings). **TU** - If erosion is going to be worked on this summer we need to act soon. **Seconded, 8 in favor. 1 opposed.**

LL – Motion to accept #4 – (items now listed as “Contingency Funds” be moved to “Reserve Funds” leaving only General Contingency and Weather Contingency). **Seconded, 8 in favor. 1 opposed.**

SR – Motion to accept #5 – (184,566 unallocated funds be allocated to address areas of need **(with proviso that it go before the community to be voted on)**). **Seconded, All In favor**

JJ – #6 (no motion/vote necessary) Committee recommends that \$15,239 in reserve funds for chipper (unlikely to need replacing) be reduced to \$5,000 to cover, if necessary, parts. Remaining \$10,239 be reallocated

JJ - #7 Committee recommends that at year’s end any retained earnings be used to restore General Contingency Fund to targeted amount, and remaining balance go toward reduction in membership dues in next budget.

TU - #8 A review of estimated cost and schedule for clubhouse roof repair/replacement take place at future board meeting.

LL – Motion that the finance committee look again at policies as to how to reallocate funds and bring their evaluation to the board. Seconded, 8 in favor. 1 abstention.

Agreement that there should be a separate meeting to discuss what happens with unallocated funds.

Budget questions: JJ, TS, TU – Questions about FICA increase. **CB** – will check and get back to the board. **TS** – no budget for erosion? **CB** – Does not yet have necessary information on erosion control costs. **TU** – Pickle Ball amount is much lower than initially proposed? **SR** – recent discussion indicating it will cost approximately \$20K - \$30K. **TU** – Lake plant inventory mapping costs? **CB** – no bill has come in yet. **TU** – lake mapping will now be done yearly - that line needs to be looked at. **LL** – The same is true of Forest committee needs.

Operations Manager Report (attached)

TU – Item 1 on report – Telephone Service - we should base next years’ budget on what we find this year.

TU – Discussed different options for Wildwoods trucks. Management to determine needs.

Forest Committee Report

LL - detailed report of how the Woodland Enhancement Plan is going.

Strategic Planning Committee Report

OG - Update on what the committee has accomplished and presented a survey questionnaire that was approved by the BOD to be sent out to the community. (Hard copies will be made available.)

District Representative Reports

SC - District 2 – suggestion to explore fire-fighting in that district’s area given lack of water availability.

(No other districts reporting.)

Old Business

Boat Limit on Beaches – Postponed for future meeting. LL request to pull up information from 2020 discussion in 2020.

New Business

Ad Hoc Beach Safety Committee still needed – Motion to remove from agenda now that Covid is less of a threat. Seconded. All in favor.

Pickle Ball – OG asked whether she remembered correctly that the board had agreed that the Strategic Planning Committee will bring findings of Pickle/Tennis Ball sub-committee to the BoD as part of a final SPC report. All but Stan affirmed that to be the case.

Lise LeTellier resigned as District 1 Rep. Thanked by all for outstanding service!

District 1 Rep. Appointment – Motion to appoint Michael Clark temporary District 1 Representative. Seconded. All approved.

Ice Fishing Rule Addition – Postponed.

Property Management Committee re-establishment – TU - Motion to reinstate Property Management Committee as standing committee within our by-laws to be voted on by membership at August meeting. Seconded. All in favor.

Spring Annual Meeting/Pot Luck Supper/Newsletter –TU - Motion that the spring annual meeting be held hybrid – clubhouse and zoom. All in favor.

Due to Spring Member meeting conflict with holydays, **meeting moved from April 10th to 1:00 May 1st**. In absence of Stan, Teresa will run spring membership meeting.

Motion to cancel spring pot luck dinner, Seconded. All in favor.

TU - Motion to lift the mask mandate in the club house unless state recommendations prohibit that. Seconded. 7 in favor, 2 opposed.

Staff Salaries - Motion to establish a compensation pool as the form of compensation in lieu of cost of living increase. The compensation pool will provide an option for percentage increases and/or bonuses. Seconded. 6 in favor, 3 abstentions.

Correspondence - none

Open Forum

Ginny – explained why/how the compensation pool decisions were made in the past (based on needing to increase salaries at a time when they were low and we were unable to find employees.)

Mark Harutunian - Thanked the board for their time and pointed out holyday conflict with spring meeting

Motion to close meeting and enter Executive Session. Seconded. All in favor.

Motion to adjourn. All in favor.