

WALKER LAKE LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS

REGULAR MEETING MINUTES

SATURDAY, JANUARY 20, 2018

A. CALL TO ORDER

The regular board meeting was called to order at 10:10 am by Vice President Scott Rando.

B. SALUTE TO THE FLAG

C. ROLL CALL

Members Present: Darlene Challacombe, Tom Farley, Esq., Janice Hahn, Ron Lisciandrello, Rose Murphy, Vicky Perrotta, Scott Rando, Richard Woolsey

Excused: Frank Dubowski

Absent: Howard Drake

Late: Kurt Boogertman

D. READING AND APPROVAL OF THE MINUTES

The minutes of the December 28, 2017 meeting were reviewed. Motion to approve the minutes was made by Janice Hahn, seconded by Ron Liscandrello. All voted aye, motion passed.

E. INTERIM PRESIDENT

Nomination made by Vicky Perrotta, seconded by Darlene Challacombe, to appoint Janice Hahn interim president. All voted aye, motion passed.

F. AGENDA

Addition made to new business for the board to go into executive session to discuss nominations for new interim board members. Motion made by Scott Rando, seconded by Darlene Challacombe to approve the agenda with correction. All voted aye, motion passed.

G. REMARKS BY ATTORNEY TOM FARLEY

The State Investigation is moving forward on the investigation of missing funds. They now have complete access to the Zavada report. An umbrella policy has been discovered and will look into further. Dues and assessment are to be reviewed for Maple Park. Selection of interim directors will proceed today. His understanding is there are to be 15 directors and 4 officers. We are working towards absolute transparency.

H. INTERIM PRESIDENT REMARKS

Resignations from board members have been received.

Motion made by Ron Lisciandrello, seconded by Richard Woolsey to accept the resignation from Augie Calamis. All voted aye, motion passed.

Motion made by Vicky Perrotta, seconded by Scott Rando to accept the resignation from Barbara DiMaio. All voted aye, motion passed.

Motion made by Scott Rando, seconded by Vicky Perrotta to accept the resignation of Tom Tate. All voted aye, motion passed.

Mary Iverson has passed away. Her seat is now open for replacement.

Scott Rando stated he will resign effective January 31, 2018. Motion made by Vicky Perrotta, seconded by Darlene Challacombe to accept Scott Rando's resignation effective January 31, 2018. All voted aye, motion passed.

I. BOARD MOVED INTO EXECUTIVE SESSION AT 11:05 am.

J. BOARD RETURNED FROM EXECUTIVE SESSION 11:55 am.

Ten letters of intent for the 5 board seats open at this time were received and reviewed in executive session. The new interim board members appointed are: Mario Aieta, Michael DeVita, Michael Misciagno, Wendy Orlansky, and Carol Reynolds.

Motion made by Scott Rando to appoint Mario Aieta as interim board member, seconded by Darlene Challacombe. All voted aye, motion passed.

Motion made by Vicky Perrotta to appoint Michael Misciagno as interim board member, seconded by Darlene Challacombe. All voted aye, motion passed.

Motion made by Vicky Perrotta to appoint Wendy Orlansky as interim board member, seconded by Scott Rando. All voted aye, motion passed.

Motion made by Ron Liscaandrello to appoint Michael DeVita as interim board member, seconded by Darlene Challacombe. All voted aye, motion passed.

Motion made by Vicky Perrotta to appoint Carol Reynolds as interim board member, seconded by Scott Rando. All voted aye, motion passed.

All interim board members present were seated. The remaining five applicants will receive a letter from the interim president informing them of our decision.

K. CONTINUED INTERIM PRESIDENT REMARKS

Ransomware was found on the secretary's computer and the hard drive was damaged beyond repair. Thanks given to all those who paid their 2018 assessments and updated contact information.

Request made to change the locks or rekey all entryways. Motion made by Scott Rando to change locks/rekey all entryways for approximately \$900, seconded by Carol Reynolds. Eleven directors voted aye, one abstention. Motion passed. The locksmith will begin the process today.

Request for volunteers to help in the office to answer phones.

L. TREASURER'S REPORT

The Treasurer's report in summary: The Lowes and Staples accounts have been closed. The old bank account has been closed with monies transferred to new account opened. Former president Fran Orth assisted by signing checks and then was removed from the account. Rose Murphy and Janice Hahn will be the new signatories. Scott Rando will be removed from the account once Rose and Janice complete the process.

Investigation in progress in attempt to recoup money from Wayne bank. Financials/budget will move forward utilizing the new format. Meeting Minutes will be posted on the website once they are approved at the following board meeting. resumption of bank transfers from the roads fund into the lake fund, in the amount of \$1666.66 will resume, as they had stopped after Art Politano passed away. Question regarding billing from Royal Security which was tabled last month revealed it was for remote transferring to information from cameras to an iPhone and/or computer. Ron was instructed on monitoring the cameras. Verizon late bills/penalties have been removed and WLLA is now on auto payment. There was a hack into the secretary's computer, WLLA password was changed and auto backup was turned off. All corrected. Explanation of informal gathering which discussed pending matters, i.e. new interim president, etc. We will need a replacement computer in the amount of \$2180. Michael DeVita will look into E-Secure through Blue Ridge for more computer protection.

Motion made by Ron Liscandrello, seconded by Vicky Perrotta, to pay Peak Performance \$2180 for time spent recouping lost information and replacement of the secretary's computer. All voted aye, motion passed.

Motion made by Ron Liscandrello, seconded by Darlene Challacombe, to pay Frenchman \$325 for antiskid. All voted aye, motion passed. Discussion about specifications resulting in Michael DeVita looking into better pricing.

Motion made by Ron Liscandrello to pay Advantage Oil \$869 plus \$600 service contract fee, minus prior payment of \$822 last month. Motion tabled. Motion made by Janice Hahn to pay Advantage Oil \$300 for past due service contract, seconded by Scott Rando. All voted aye, motion passed.

Motion made by Ron Liscandrello, seconded by Michael DeVita, to pay PPL \$223.05 and give them our new checking account info for auto pay. All voted aye, motion passed.

Going forward, balance sheets will be printed and bank reconciliation will be done monthly. Complaints were received about errors on assessments mailed to the community. Assessments are due February 1 and interest to be added after April 1. So far, \$66,000 has been received. No cash or credit card payments at this time will be accepted. No discounts offered this year. All checks given to Scott Rando for signing today.

Frenchman installment payment of \$4375 will be held until due in February.

Motion made by Ron Liscandrello to pay Frank Correa his salary of \$161.95 for December and January, seconded by Darlene Challacombe. All voted aye, motion passed.

Bill received from Pike County for Real Estate transfers in the amount of \$15.00 further investigation into what it was for will be made prior to payment.

Motion made by Ron Liscandrello, seconded by Scott Rando, to pay Peak Performance \$720/8 hours work to set up remote connections to both computers. All voted aye, motion passed.

Motion made by Ron Liscandrello, seconded by Kurt Boogertman, for an overdue bill to Blue Ridge for \$82.47. All voted aye, motion passed.

Motion made by Ron Liscandrello, seconded by Darlene Challacombe, to pay Homeland Security \$500. All voted aye, motion passed.

Motion made by Ron Liscandrello, seconded by Vicky Perrotta, to pay Bill Owens, LLC \$1601.25 for 20.5 hours work. All voted aye, motion passed.

Request made to all present to please be part of the solution, not part of the problem. We have two outstanding loans with Wayne Bank which do not have proper documentation or closing paperwork. Art Politano was the only signatory.

M. COMMITTEE REPORTS

LAKE:

Lake Report presented by Peter Wolfhurst, committee chairman. Awaiting the reports from our consultant and should have them to discuss at the February meeting. Four contracts will be reviewed: Water quality testing, fishery report, Aquatic plants treatment and aquatic plants survey. More than ever we need a budget to work with as more information will be presented next month. Vegetation must be removed from the bottom of the spillway prior to the summer season.

BEACH AND GROUNDS:

Kurt Boogertman had nothing to report.

ROADS:

Darlene Challacombe received complaints on plowing that are to be addressed with Frenchman.

FINANCE:

Vicky Perrotta reported assessments continue to go out. Each must be addressed individually.

CLUBHOUSE COMMITTEE: needs volunteers

RULES & REGULATIONS COMMITTEE: needs volunteers

Janice Hahn stated the Red Book designates 11 committees, comprised of a director and one or more committee members. The following are committees to be combined:

1. PUBLICITY COMMITTEE will comprise of the website and the newsletter. Marissa Boehm is updating and redesigning the website, but a board member will be needed once Scott Rando resigns.
2. MEMBERSHIP COMMITTEE to handle nominations and elections.

Michael DeVita wants to serve on more than one committee and was asked to submit a letter of intent.

N. OLD BUSINESS

The question of who and why the password was changed in the computer has been resolved. All old mail was transferred into a new email address.

OPEN SESSION BEGAN 1:15 pm

Those asking questions: Paul Palladino, Frank Riedl, Luann Kirkwood, John Hahn, Bob Challacombe, Bill McCarthy, Lita Trebony, Peggy Dodge, John Weber, Carmen Martinez, Valerie Mitchell

During open session a request was received to formulate a Security Committee.

O. MEETING ADJOURNED AT 2PM