

**WALKER LAKESHORES LANDOWNERS ASSOCIATION**

**BOARD OF DIRECTORS**

**REGULAR MONTHLY MEETING MINUTES**

**SATURDAY, JUNE 15, 2019**

**I. CALL TO ORDER**

The Walker Lakeshores Landowners Association (WLLA) Board of Directors Regular Monthly Meeting was called to order at 10:10 am at which time Carol Reynolds announced she had to leave for a family emergency and designated Ron Lisciandrello to officiate the meeting. Motion made by Maryann Muschlitz, seconded by Vicky Perrotta, to approve Ron Lisciandrello to officiate the June Board of Directors Meeting. The motion passed with one abstention.

**II. SALUTE TO THE FLAG**

Announcement of recording the meeting for accuracy. No objections received.

**IV. ROLL CALL**

Members present: Mario Aieta, Mike DeVita, Carol Gillen, Janice Hahn, last past president via telephone, Ron Lisciandrello, Bill McCarthy, Rose Murphy, Maryann Muschlitz, Paul Palladino, Vicky Perrotta, Marvin Schechter, John Weber

Members excused: Carol Reynolds

Members Absent: Bill Reese

**V. APPROVAL OF THE MAY BOARD OF DIRECTORS MEETING MINUTES**

Motion made by Ron Lisciandrello, seconded by Paul Palladino to strike from the May Minutes, "A separate meeting will be scheduled for a vote to approve or alter the proposed bylaws. Voting can be done by phone if unable to attend the meeting". All voted aye, motion passed.

Motion made by Paul Palladino, seconded by Marvin Schechter, to accept the Minutes as corrected. Motion passed with one abstention.

**VI. APPROVAL OF THE AGENDA**

Motion made by Mario Aieta, seconded by Vicky Perrotta, to delete from the Agenda, "Schedule a separate meeting to vote to approve or alter the bylaws," and approve the Agenda as corrected. All voted aye, motion passed.

## VII. NEW BUSINESS

Before acting President Carol Reynolds left she briefed Carol Gillen, who relayed her report as follows: Carol Reynolds met with members of Maple Park without the attendance of any other Board Members and informed the Maple Park residents in attendance of their rights and responsibilities.

Request for 5 additional monthly hours for Kathleen Zimmerman. Motion made by Maryanne Muschlitz, seconded by Mario Aieta, to approve five additional monthly work hours for Kathleen Zimmerman, office secretary, totaling 80 hours/month. All voted aye, motion passed.

Suggestion for Friday evening Board Meetings with no penalty for any Board members unable to attend due to schedule changes. Suggestion will be considered.

## VIII. TREASURER'S REPORT - Carol Gillen

Review of the Hinkel Style Report with suggestion to rename the report the "Lake/Road/Member Report." Eight lawsuits have been filed for accounts in arrears and awaiting court date. Motion made by Mike DeVita, seconded by John Weber to engage Atty. Steih's associate to follow through with the pending filings. Janice Hahn abstained, Maryanne Muschlitz opposed, all others voted aye. Motion passed. Mario Aieta offered to contact Atty. Steih and engage his associate.

Currently there are 7 Maple Park residents who are WLLA members.

Treasurer's report explained.

Motion made by Paul Palladino, seconded by Mario Aieta, to accept the Treasurer's Report and pay all bills listed. Marvin Schechter opposed, all remaining voted aye. Motion passed.

## IX. STANDING COMMITTEE REPORTS

### A. Beach and Grounds: Bill Boehme Reporting

Three bids received for repair of tennis courts totaling approximately \$11,000. Motion made by Maryanne Muschlitz, seconded by Marvin Schechter, to table funding for the repair of the tennis courts. All voted aye, motion passed.

Three bids received to place rocks on West Shore Beach to prevent vehicles driving on the beach area : R. Schmidt - \$1800, On Time Landscaping \$1500, and Empire Excavating \$800. Motion made by Mike DeVita, seconded by Mario Aieta to accept the bid from Empire Landscaping to place rocks on West Shore Beach. Maryanne Muschlitz abstained, all others voted aye. Motion passes.

### B. Roads: Mike DeVita Reporting

Two bids received for pothole repairs and regrading of the gravel roads: Warner \$10,500 and Empire \$8600. Motion made by Mike DeVita, seconded by John Weber, to accept the bid from

Empire for \$8600 to do pothole repairs and regrade the gravel roads. All voted aye, motion passed.

C. Planning: Carol Gillen Reporting

Three bids received for a home inspector to identify and prioritize needed repairs and need to establish a reserve account. Motion made by Mike DeVita, seconded by Mario Aieta, to accept the bid of \$600 from Ultra Home Inspections. All voted aye, motion passed.

D. Finance Committee: Carol Gillen Reporting

Committee is considering the road usage fee and the Legal Committee will handle this issue moving forward.

To clarify, the Vanguard Money Market Account will be set up as a two signatory account and transfers will only occur between the Lake Reserve at Wayne Bank and the Vanguard account which will be linked. Motion made by Mario Aieta, seconded by Mike DeVita, to approve the transfer of funds from our Wayne Bank account to the Vanguard Money Market Account. All voted aye, motion passed.

Motion made by Mario Aieta, seconded by Maryann Muschlitz to table the formulation of the budget for 2020 until the July Board Meeting. All voted aye, motion passed.

E. Membership: Maryanne Muschlitz Reporting

Tee shirt sale ongoing. Membership Picnic scheduled for July 20, 2019

F. Legal Committee: Marvin Schechter Reporting

Work in progress to change WLLA Yearly assessment due date for 2020. This committee is working with the Finance committee and follow up at next month's Board meeting.

Request by Carol Gillen to apply for a 30 day line of credit with Mid Atlantic Salt Company for the road rock salt so the company can bill us in the future. Motion made by Mike DeVita, seconded by Paul Palladino, to give Carol Gillen permission to open a 30 day net account with Mid Atlantic Salt Company for the rock salt for the roads. All vote aye, motion passed.

G. Rules and Regulations: Marvin Schechter Reporting

Question presented whether to give Janice Hahn the right to vote via telephone for this meeting. She attended the entire meeting via telephone. Ron Lisciandrello, acting chair, made a ruling that Janice Hahn cannot vote via telephone. Marvin Schechter appealed the chair's ruling, seconded by Mike DeVita. A discussion took place where in the recent past current board members have participated by phone and they were allowed to vote in those meetings. Motion made by Marvin Schechter, seconded by Mike DeVita, to give Janice Hahn the opportunity to vote via telephone for this Board meeting. Seven members voted aye, 5 opposed. Motion passed.

Marvin Schechter provided copy of the proposed bylaws for the association via email to all Board of Directors. Mario Aieta proposed an amendment to Article 3, Section 4 on Premium

Access for Maple Park and provided a copy of the proposed amendment to all Board members. Motion made by Mario Aieta, seconded by Ron Lisciandrello, to accept the proposed bylaw amendment with the bylaw change allowing Maple Park members who are in good standing as of 8 am this morning be grandfathered into WLLA. Four voted yes, 8 voted no, no abstentions. Motion failed.

Motion made by Mario Aieta, seconded by Maryanne Muschlitz, to accept the proposed bylaws as written, without the Grandfather clause. Two opposed (Carol Gillen and Ron Lisciandrello), all remaining voted aye, motion passed. Motion made by Marvin Schechter, seconded by Mike DeVita, go back over the bylaws for spelling errors, grammatical errors, duplicate sentences and correct them as long as the corrections do not change the meaning of any sentence or paragraph and keep track of those changes and report them to the board. All voted aye, motion passed.

The proposed bylaws will be posted on the bulletin boards, clubhouse and the website. A copy will be mailed to all landowners but only members-in-good-standing are eligible to vote. The proposed bylaws will go to a vote at the next General Membership Meeting.

The Board is fully capable to continue running the meetings without a current elected president or vice president. Duties will be divided between board and committee members. Anyone can chair the meetings appointed by the Board. Primary importance will be placed on legal filings. Marvin Spector has accepted the position of Legal Committee Chair temporarily, with Janice Hahn having the ability to resume her position as Legal Committee Chair when she returns. Marvin Schechter offered to formulate the agendas for the July Meetings.

#### X. Public Comment

Question as to how many Maple Park residents living on the lake.

#### XI. Adjournment

Motion made by Maryanne Muschlitz, seconded by Bill McCarthy to adjourn the meeting at 1:20pm.