

WALPOA Open BOD Meeting Minutes
May 16, 2026
WALPOA Bus Stop

- Meeting called to order by COB at 10:13 AM

Agenda Item (i) -

Roll Call:	JEN	BILL S	AUDR A	STEV E	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N
PRESENT	x	x	x	x			x	x	x
PHONE						x			
ABSENT					x				

No Zoom was available

Non Agenda Item -

- Motion of Vote of No Confidence by Steve Demmo (2nd by Audra Muscari) to remove Jen Cittadino as Chairperson

	AUDR A	BILL	STEV E	REKH A	ANDRE A	TERAS A	ANDRE Y	JOA N	CHAI R	TOTA L
YES	x		x		x	x				4
NO		x					x	x		3
ABSTAIN										
ABSENT				x						1

Motion Passes

At 10:28 Audra Muscari and Andrea Kostopolis left the meeting early which continued to proceed

Agenda Item (ii) -

- Motion by Joan Pelleteri (2nd by Jen Cittadino) to accept Open BOD Meeting Minutes from March 21, 2026

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES		x	x			x	x	x		5
NO										
ABSTAIN										
ABSENT	x			x	x					3

Motion Passes

- Motion by Joan Pelleteri (2nd by Jen Cittadino) to accept Open Emergency Meeting Minutes from March 27, 2026

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES		x	x			x	x	x		5
NO										
ABSTAIN										
ABSENT	x			x	x					3

Motion Passes

- Motion by Joan Pelleteri (2nd by Jen Cittadino) to accept Open BOD Meeting Minutes from April 18, 2026

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES			x			x	x			3
NO										
ABSTA IN		x						x		2
ABSEN T	x			x	x					3

Motion Passes

- Motion by Joan Pelleteri (2nd by Jen Cittadino) to accept Open Emergency Meeting Minutes from April 21, 2026

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES		x	x			x	x	x		5
NO										
ABSTA IN										
ABSEN T	x			x	x					3

Motion Passes

- Motion by Joan Pelleteri (2nd by Jen Cittadino) to accept Open Emergency Meeting Minutes from April 29, 2026

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES			x			x	x	x		4
NO										
ABSTA IN		x								1
ABSEN T	x			x	x					3

Motion Passes

Agenda Item (iii) - DOO Report

- The DOO report was read by Sean Friel
- Collections report was read by Bill Sarro
- Maintenance report was read by Sean Friel
- Public Safety report was read by Sean Friel
- Recreation report- no report

Agenda Item (iv) - Treasurers Report

- Motion by Jen Cittadino (2nd by Terasa Tarquini) to Table the April 2026 Financial Report for corrections

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES		x	x			x	x	x		5
NO										
ABSTA IN										
ABSEN T	x			x	x					3

Motion Passes

- Discussion regarding Wells Fargo new minimum balance limit of \$2,000. Should the account be closed or the balance increased to comply in order to avoid a monthly \$15.00 service charge.

- Motion by Jen Cittadino (2nd by Joan Pelleteri) to Increase the Wells Fargo Account Balance to bring the account balance to \$2,000 to be compliant with their new minimum balance requirement

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES		x	x			x	x	x		5
NO										
ABSTAIN										
ABSENT	x			x	x					3

Motion Passes

Agenda Item (v) – Committee Reports:

- Budget & Finance – Jen, nothing to report
- Public Safety – Steve, nothing to report
- Recreation – Audra, not in attendance
- Environmental/Architectural – Rekha, not in attendance
- Capital Improvement/Maintenance – Andrey, nothing to report
- By-Laws – Joan no new business. Waiting on the In-person Ballot voting at the June Annual Membership Meeting
- Communications – Andrea, not in attendance
- Beautification – Audra, not in attendance
- Rules & Regulations – Bill, nothing to report
- Clubhouse Ad Hoc – Steve, nothing to report. Steve asked other Board members to volunteer to work on the CH Ad-Hoc Committee, Andrey and Terasa volunteered

Agenda Item (vi) – Awarding of Contracts/Bids

- Insurance Renewals - Signed
- Lake Treatment - Signed
- CPA William Owens Year End Audit and June Annual Meeting - Signed
- Recreation Carnival Contracts – Contracts Signed, Balloon-no contract
- Recreation Murder Mystery – Murder Mystery to Go under review
- Recreation Event – Cold Sweat Band waiting for contract to review
- Recreation Luau – Liubov Bragg Polynesian Performer waiting for contract to review (Please Note: Motion to approve follows)

- Motion by Jen Cittadino (2nd by Joan Pelleteri) to Accept the Liubov Bragg Contract

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES		x	x			x	x	x		5
NO										
ABSTAIN										
ABSENT	x			x	x					3

Motion Passes

Agenda Item (vii) – Hearing upon adoption or amendment of proposed changes to R&R or policies on Second Reading (0)

Agenda Item (viii) – Old Business

- Clubhouse status - Expiring permits are being handled at the Township.
- Pool 1 - Negotiating a contract for a forensic boaring
- Update on new sand and painting of all playgrounds - Maintenance is handling
- Wayco Paving Project Update - DOO in talks with Wayco to finalize which roads are to be worked on

- e. Boat Racks Installation Update – Boat rack has been moved to WA Lake. On Monday the office will be taking a nominal fee for summer boat storage and issuing stickers for the boats
- f. Accounting Software Update – Sean and April being trained, admins will also be trained. Blasts are a work in progress.
- g. Landscaping Update – An additional 1 employee is needed
- h. Stroud Court Update – Will be taken care of along with the Wayco road work
- i. Update on status of the purchase of the October 2025 membership approved pool vehicle – proceed with a used vehicle
- j. Status of new Credit Card Machine – Ready for Pool 2 opening
- k. Status of Pool 2 for the 2026 Summer Season – Pool is ready

Agenda Item (ix) – New Business

- a. February 2026 Write Off (3)
 - Motion by Joan Pelleteri (2nd by Terasa Tarquini) to Accept the Write Off of Account #180147 in the amount of \$18,363.01

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES		x	x			x	x	x		5
NO										
ABSTA IN										
ABSEN T	x			x	x					3

Motion Passes

- Motion by Joan Pelleteri (2nd by Jen Cittadino) to Accept the Write Off of Account #160311 in the amount of \$5,113.59

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES		x	x			x	x	x		5
NO										
ABSTA IN										
ABSEN T	x			x	x					3

Motion Passes

- Motion by Joan Pelleteri (2nd by Terasa Tarquini) to Accept the Write Off of Account #60123 in the amount of \$2,130.12

	AUDR A	JEN	STE VE	REKH A	ANDR EA	TERA SA	ANDR EY	JOA N	CHAI R	TOT AL
YES		x	x			x	x	x		5
NO										
ABSTA IN										
ABSEN T	x			x	x					3

Motion Passes

- b. Fawn Lake Aerators – issue has been fixed and they are operational
- c. Fiscal Year 2025-2026 G/L Transfers (0)

Agenda Item (x) – Proposed changes to the R&R and policies on FIRST reading (0)

Agenda Item (xi) – Communications (a) written and (b) oral petitions, hearing, and comments by members (0)

Agenda Item (xii) – Membership Q&A

- PA Water – PA Water still working on it.
- Damage to PS Vehicle caused by a PS Officer. It is being taken care of.
- A member addressed several issues of complaint. The Board advised the member that they will be willing to address the members concerns in a private meeting. The member said that was acceptable and that she was willing to wait for the new board.
- \$10,000 stolen check – Still under bank fraud investigation.
- A member expressed disappointment regarding the attacks on the Board Members.

Agenda Item (xiv) – Adjournment 11:54PM

Motion by Terasa Tarquini (2nd by Jen Cittadino) to Adjourn Meeting
6 Yea's 0 Nay's