

WALPOA SPECIAL OPEN EMERGENCY MEETING
WALPOA ADMINISTRATION OFFICE
April 29, 2026

Meeting called to order by COB at 6:04 PM

Roll Call:	JEN	BILL	AUDRA*	STEVE	REKHA	ANDREA	TERASA	ANDREY	JOAN
PRESENT				x				x	x
PHONE			x				x		
ABSENT	x	x			x	x			

*In the absence of the Board Chairperson and President, Vice President Audra Muscari sat in as Chair

- Motion by Joan Pelleteri (2nd by Steve Demmo) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #50150-000 Payroll Service Admin in the amount of \$1,663.39

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #51101-000 Vehicle Fuel & Mileage in the amount of \$1,157.80

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to approve a General Ledger Transfer from acct #50100-100 _ Administration Wages to acct #51401-000 Newsletter in the amount of \$7,738.62

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Andrey Grishin) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #51501-000 Exterminator in the amount of \$9.23

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #52100-000 Accounting Fees in the amount of \$2,056.43

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Andrey Grishin) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #52200-000 Legal Fees in the amount of \$29,564.20

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #52500-000 Income & Property Taxes in the amount of \$52,702.44

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Andrey Grishin) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #53000-000 Utilities in the amount of \$3,155.72

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Andrey Grishin) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #54002-000 Bank and Finance Charges in the amount of \$3,455.00

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Andrey Grishin) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #54010-000 Board Meeting Costs in the amount of \$711.91

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #55000-000 Website Services in the amount of \$307.63

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to approve a General Ledger Transfer from acct #50100-100 Administration Wages to acct #53400-000 Copier Maintenance in the amount of \$157.55

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to approve a General Ledger Transfer from acct #70100-400 Maintenance Wages to acct #70101-000 Maintenance Wages Overtime in the amount of \$3,044.69

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to approve a General Ledger Transfer from acct #70100-400 Maintenance Wages to acct #76200-000 Snow Removal in the amount of \$24,987.94

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to approve a General Ledger Transfer from acct #83000-000 Recreation Utilities Pool to acct #80101-500 Payroll Taxes Recreation in the amount of \$2,185.07

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Terasa Tarquini) to approve a General Ledger Transfer from acct #83000-000 Recreation Utilities Pool to acct #81200-000 Uniforms in the amount of \$285.23

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Terasa Tarquini) to approve a General Ledger Transfer from acct #83000-000 Recreation Utilities Pool to acct #84000-000 Lake Treatment in the amount of \$1,821.12

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to accept the William Owens April 14, 2026 letter/contract to perform the WALPOA Year End April 30, 2026 Audit as outlined in their in their letter

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Andrey Grishin) to accept the William Owens April 14, 2026 letter/contract to perform the June 13, 2026 Annual Membership Ballot collection and count as outlined in their letter with the addition to Schedule A 1) “as well as a list of all proposed By-Law changes for In-Person Ballots”

	BILL	STEVE	ANDREA	REKHA	JOAN	TERASA	ANDREY	CHAIR	TOTAL
YES	☐	☒	☐	☐	☒	☒	☒	☐	4
NO	☐	☐	☐	☐	☐	☐	☐	☐	
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	
ABSENT	☒	☐	☒	☒	☐	☐	☐	☐	

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Demmo) to Adjourn
5 Yeas, 0 Nays
Motion Passes

Meeting Adjourned at 6:53 PM