

WALPOA Open BOD Meeting Minutes
July 18, 2026
Delaware Township Building

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

New Board as of June 2026: Jennifer Cittadino, Raymond Kastroksi, Stephen Demmo, Rekha Kurikoti, Oksana Matkovska, Liliia Mandziuk, Alex Dranovsky, Steven Tarquini, Andrey Grishin, Joan Pelleteri, William Sarro

There were 15 members in attendance. Zoom was not available.

Agenda Item (i) – Roll Call

Roll Call:	JEN	RAY	STEVE D	REKHA	OKSANA	LILIA	ALEX	STEVE T	ANDREY	JOAN	BILL
PRESENT	x	x	x	x	x	x	x	x	x	x	x
PHONE											
ABSENT											

Agenda Item (ii) – Approval of Minutes

- Motion by Joan Pelleteri (2nd by Steve Tarquini) to accept Open BOD Meeting Minutes from June 20, 2026

	JEN	RAY	STEVE D	REKHA	OKSANA	LILIA	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

Agenda Item (iii) – E-Mail conveyor

Discussion regarding changing from Outlook emails, costing WALPOA \$110.00 monthly, to a free alternative option such as Yahoo. Response: by removing Outlook this will affect the office emails as well. Sean will investigate the issue of email legacy loss when changing Board Members names for email addresses.

Agenda Item (iv) – Reinstatement of Financial Balance Sheet, DOO, Maintenance, and Public Safety reports to the Newsletter

- Motion by Jen Cittadino (2nd by Andrey Grishin) to Reinstatement the Financial Balance Sheet (Treasurers Report & P&L), DOO, Recreation, Maintenance, and Public Safety reports to the digital Newsletter

	JEN	RAY	STEVE D	REKHA	OKSANA	LILIA	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

Agenda Item (v) – Website Newsletter

Discussion: The current vendor is still handling the Newsletter and Advertisers. A request can be put in at the office to have a Hardcopy mailed to any individual needing one.

Agenda Item (vi) – DOO Reports

- a. The DOO report
- b. Collections report stated “Unable to get a delinquent report in new software”. Still an issue with Enumerate. Trainer was not well versed and has been removed.
- c. Maintenance report. In addition to report, E-bikes were discussed. Rules & Regs committee will address.
- d. Public Safety report
- e. Recreation report

Agenda Item (vii) – Treasurers Report

- Motion by Joan Pelleteri (2nd by Steve Tarquini) to table the Treasurers Financial Reports for April, May & June 2026

	JEN	RAY	STEVE D	REKHA	OKSANA	LILIIA	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

Agenda Item (viii) – Committee Reports:

- Budget & Finance – no meeting held
- Public Safety – E-Bike issues, speed bumps, speeding. Can solar cameras be put up?
- Recreation – no meeting held
- Environmental/Architectural – no meeting held
- Capital Improvement/Maintenance – Low attendance. Discussion regarding a generator for concession. To rent \$450 for a week. To purchase \$8K costs \$3000 plus installation. The need for wording change for the Tennis Court at Pool 1 Capital Funding.
- By-Laws – no meeting held
- Communications – no one showed up to the meeting.
- Beautification – no meeting held
- Rules & Regulations – no meeting held
- Clubhouse Ad Hoc – meetings held pending future build quotes

- Motion by Steve Tarquini (2nd by Joan Pelleteri) to change the wording for the Capital funding for Pool 1 Coping Repair in the amount of \$115,000 to Pool 1 Project

	JEN	RAY	STEVE D	REKHA	OKSANA	LILIIA	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

- As there is already a Pool 1 Project so the above Motion was amended by Steve Tarquini (2nd by Joan Pelleteri) to change the motion wording to read “change the wording for the capital funding for Pool 1 Coping Repair in the amount of \$115,000 to Pool 1 Project and combine it with the existing Pool 1 Project currently at \$200,000 “

	JEN	RAY	STEVE D	REKHA	OKSANA	LILIIA	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

- Motion by Steve Tarquini (2nd by Joan Pelleteri) to change the wording for the Capital funding for Tennis Court Repair to Tennis/Pickle Court Project

	JEN	RAY	STEVE D	REKHA	OKSANA	LILIIA	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

- Motion by Steve Tarquini (2nd by Jen Cittadino) to move the balance of the Security Car Insurance in the amount of \$1,182.75 to undesignated Capital

	JEN	RAY	STEVE D	REKHA	OKSANA	LILIIA	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

Agenda Item (ix) – Awarding of Contracts/Bids (0)**Agenda Item (x) – Hearing upon adoption or amendment of proposed changes to R&R or policies on Second Reading (0)**

Agenda Item (xi) – Old Business

- a. Clubhouse status – We need to seek other alternatives
- b. Pool 1 – Boring is being done to determine ground conditions
- c. Enumerate Accounting Software update – Ongoing problems the office is trying to work out with Enumerate
- d. Audit update – Should begin next week
- e. Wayco paving project status – Will begin after North Lake Culvert work
- f. Pool Vehicle update – The vehicle is in use
- g. Murder Mystery and Cold Sweat Band contracts status – Murder Mystery contract is being signed per Motion below. Cold Sweat Band-we only received an invoice

➤ Motion by Steve Tarquini (2nd by Jen Cittadino) to accept the Murder Mystery To Go LLC contract

	JEN	RAY	STEVE D	REKHA	OKSANA	LILIIA	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

Agenda Item (xii) – New Business

- a. June 2026 Write Off (1)

➤ Motion by Joan Pelleteri (2nd by Ray Kastroski) to accept the June 2026 Write-Off of account #180104 in the amount of \$102,156.17

	JEN	RAY	STEVE D	REKHA	OKSANA	LILIIA	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	X	X	X	X	X	X	X	X	X	X		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

- b. Fiscal Year 2025-2026 G/L Transfers (0)

Agenda Item (xiii) – Communications (a) written and (b) oral petitions, hearing, and comments by members (0)**Agenda Item (xiv)** – Proposed changes to the R&R and policies on FIRST reading (0)**Agenda Item (xv)** – Membership Q&A

Swim Team Meets

Treasurers Reports – Question regarding where the numbers come from. Also questioned was Undesignated Capital on Treasurers Report

Audit – Question regarding if the if we receive half year or full year reviews. Answer - Full year review

RV Parking in Pool 1 parking lot

Chickens running around on Stroud Ct

Tree Permits

Spring Dr E-Bike issue. Booth letting E-Bikes in through the gate

Speed limits within the community

Contractors speeding

Agenda Item (xvi) – Adjournment 12: PMMotion by Steve Tarquini (2nd by Bill Sarro) to Adjourn Meeting

Unanimous