

WALPOA Open BOD Meeting Minutes
June 20, 2026
Wilson Hill American Legion

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

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

Agenda Item (i) -

<i>Roll Call:</i>	JEN	RAY	STEVE D	REKH A	OKSANA	LILII A	ALEX	STEVE T	ANDREY	JOAN	BILL
PRESENT	X	X	X	X	X	X	x	X	X	X	X
PHONE											
ABSENT											

Agenda Item (ii) - Reorganization

Motions to Appoint Officers

➤ Motion by Steve Tarquini (2nd by Joan Pelleteri) to appoint Bill Sarro as Chairperson

	JEN	RAY	STEVE D	REKH A	OKSANA	LILII A	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 Bill Sarro (2nd by Ray Kostroski) to appoint Steve Tarquini as President

	JEN	RAY	STEVE D	REKH A	OKSANA	LILII A	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES		x	x									2
NO	x			x					x	x		4
ABSTAIN					x	x	x	x				4
ABSENT												

Motion Fails

➤ Motion by Steve Tarquini (2nd by Bill Sarro) to appoint Steve Demmo as President

	JEN	RAY	STEVE D	REKH A	OKSANA	LILII A	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES		x						x				2
NO	x			x	x				x	x		5
ABSTAIN			x			x	x					3
ABSENT												

Motion Fails

➤ Motion by Jen Cittadino (2nd by Bill Sarro) to appoint Ray Kostroski as President

	JEN	RAY	STEVE D	REKH A	OKSANA	LILII A	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	x		x	x	x			x	x	x		7
NO												
ABSTAIN		x				x	x					3

ABSENT												
--------	--	--	--	--	--	--	--	--	--	--	--	--

Motion Passes

➤ Motion by Rekha Kurikoti (2nd by Steve Tarquini) to appoint Steve Demmo as Vice President

	JEN	RAY	STEVED	REKHA	OKSANA	LILIANA	ALEX	STEVE T	ANDREY	JOAN	CHAIR	TOTAL
YES	x	x		x	x	x		x	x	x		8
NO												
ABSTAIN			x				x					2
ABSENT												

Motion Passes

- Motion by Steve Tarquini (2nd by Ray Kostroski) to appoint Alex Dranovsky as Treasurer

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILII A	ALEX	STEVE T	ANDR EY	JOAN	CHAI R	TOTAL
YES	x	x	x	x	x	x		x	x	x		9
NO												
ABSTAIN							x					1
ABSENT												

Motion Passes

- Motion by Jen Cittadino (2nd by Andrey Grishin) to appoint Joan Pelleteri as Secretary

	JEN	RAY	STEVE D	REKH A	OKSAN A	LILII A	ALEX	STEVE T	ANDR EY	JOAN	CHAI R	TOTAL
YES	x	x	x	x	x	x	x	x	x			9
NO												
ABSTAIN										x		1
ABSENT												

Motion Passes

Set the calendar of regular meetings for the coming year:

July 2026 - July 18, 2026

August 2026 - August 15, 2026

September 2026 - September 19, 2026

October 2026 - October 17, 2026

November 2026 - November 21, 2026

December 2026 - December 19, 2026

January 2027 - January 16, 2027

February 2027 - February 20, 2027

March 2027 - March 20, 2027

April 2027 - April 17, 2027

May 2027 - May 15, 2027

June 2027 - June 19, 2027

- Motion by Steve Tarquini and (2nd by Bill Sarro) to accept the above calendar of regular meetings for the coming 2026/2027 year.

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILII A	ALEX	STEVE T	ANDR EY	JOAN	CHAI R	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

- Motion by Bill Sarro (2nd by Steve Demmo) to appoint Steve Tarquini and Rekha Kurikoti to the Executive Committee

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILII A	ALEX	STEVE T	ANDR EY	JOAN	CHAI R	TOTAL
YES	x	x	x		x	x			x	x		7
NO												
ABSTAIN				x			x	x				3
ABSENT												

Motion Passes

- Motion by Bill Sarro (2nd by Ray Kostroski) to appoint Steve Tarquini, Joan Pelleteri, Jen Cittadino to the Grievance Committee

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILII A	ALE X	STEVE T	ANDR EY	JOA N	CHAI R	TOTAL
YES		x	x	x	x	x	x		x			7
NO												
ABSTAIN	x							x		x		3
ABSENT												

Motion Passes

- Motion by Rekha Kurikoti (2nd by Bill Sarro) to appoint Liliia Mandziuk to the Budget & Finance Committee

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILII A	ALE X	STEVE T	ANDR EY	JOA N	CHAI R	TOTAL
YES	x	x	x	x	x		x	x	x	x		9
NO												
ABSTAIN						x						1
ABSENT												

Motion Passes

- Motion by Steve Tarquini (2nd by Bill Sarro) to appoint Steve Demmo to the Public Safety Committee

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILII A	ALE X	STEVE T	ANDR EY	JOA N	CHAI R	TOTAL
YES	x	x		x	x	x	x	x	x	x		9
NO												
ABSTAIN			x									1
ABSENT												

Motion Passes

- Motion by Bill Sarro (2nd by Steve Tarquini) to appoint Rekha Kurikoti to the Recreation Committee

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILII A	ALE X	STEVE T	ANDR EY	JOA N	CHAI R	TOTAL
YES	x	x	x		x	x	x	x	x	x		9
NO												
ABSTAIN				x								1
ABSENT												

Motion Passes

- Motion by Bill Sarro (2nd by Steve Tarquini) to appoint Jen Cittadino to the Environmental/Architectural Committee

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILII A	ALE X	STEVE T	ANDR EY	JOA N	CHAI R	TOTAL
YES		x	x	x	x	x	x	x	x	x		9
NO												
ABSTAIN	x											1
ABSENT												

Motion Passes

- Motion by Joan Pelleteri (2nd by Steve Tarquini) to appoint Andrey Grishin to the Capital Improvements/Maintenance Committee

	JEN	RAY	STEVE	REKH	OKSA	LILII	ALE	STEVE	ANDR	JOA	CHAI	TOTA
--	-----	-----	-------	------	------	-------	-----	-------	------	-----	------	------

			D	A	NA	A	X	T	EY	N	R	L
YES	x	x	x	x	x	x	x	x		x		9
NO												
ABSTAIN									x			1
ABSENT												

Motion Passes

- Motion by Joan Pelleteri (2nd by Jen Cittadino) to appoint Bill Sarro to the By-Laws Committee

	JEN	RAY	STEVE D	REKH A	OKSANA	LILIA	ALEX	STEVE T	ANDR EY	JOAN	CHAI R	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

- Motion by Rekha Kurikoti (2nd by Joan Pelleteri) to appoint Oksana Matkovska to the Beautification Committee

	JEN	RAY	STEVE D	REKH A	OKSANA	LILIA	ALEX	STEVE T	ANDR EY	JOAN	CHAI R	TOTAL
YES	x	x	x	x		x	x	x	x	x		9
NO												
ABSTAIN					x							1
ABSENT												

Motion Passes

- Motion by Bill Sarro (2nd by Joan Pelleteri) to appoint Steve Tarquini to the Rules & Regulations Committee

	JEN	RAY	STEVE D	REKH A	OKSANA	LILIA	ALEX	STEVE T	ANDR EY	JOAN	CHAI R	TOTAL
YES	x	x	x	x	x	x	x		x	x		9
NO												
ABSTAIN								x				1
ABSENT												

Motion Passes

- Motion by Bill Sarro (2nd by Joan Pelleteri) to appoint Jen Cittadino to the Communications Committee

	JEN	RAY	STEVE D	REKH A	OKSANA	LILIA	ALEX	STEVE T	ANDR EY	JOAN	CHAI R	TOTAL
YES		x	x	x	x	x	x	x	x	x		9
NO												
ABSTAIN	x											1
ABSENT												

Motion Passes

- Motion by Joan Pelleteri (2nd by Bill Sarro) to appoint Jennifer Cittadino, Stephen Demmo, Steven Tarquini, Joan Pelleteri as Check Signer

	JEN	RAY	STEVE D	REKH A	OKSANA	LILIA	ALEX	STEVE T	ANDR EY	JOAN	CHAI R	TOTAL
YES		x		x	x	x	x					5
NO	x								x			2
ABSTAIN			x					x		x		3

IN												
ABSENT												

Motion Passes

Agenda Item (iii) -

- Motion by Joan Pelleteri (2nd by Ray Kastroski) to accept Open BOD Meeting Minutes from May 16, 2026.

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILIA	ALEX	STEVE T	ANDR EY	JOA N	CHAI R	TOT AL
YES	x		x						x	x		4
NO												
ABSTAIN		x		x	x	x	x	x				6
ABSENT												

Motion Passes

Agenda Item (iv) - DOO Report

- The DOO report
- Collections report stated "Unable to get a delinquent report in new software". DOO will investigate
- Maintenance report
- Public Safety report
- Recreation report

- Motion by Steve Demmo (2nd by Bill Sarro) to waive the three-bid requirement for the purchase of a Used Light Duty Vehicle (SUV, Light Duty Vehicle, or Pickup Truck) in accordance with the Membership Ballot vote from October 2025

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILIA	ALEX	STEVE T	ANDR EY	JOA N	CHAI R	TOT AL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

- Motion by Steve Tarquini (2nd by Steve Demmo) to authorize Sean Friel DOO to purchase a Light Duty multi-purpose pool vehicle within the guidelines and budget (\$25,000) of the October 2025 Ballot vote

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILIA	ALEX	STEVE T	ANDR EY	JOA N	CHAI R	TOT AL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

Agenda Item (v) - Treasurers Report

- Motion by Jen Cittadino (2nd by Bill Sarro) to Table the April 2026 Financial Report for revision.

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILIA	ALEX	STEVE T	ANDR EY	JOA N	CHAI R	TOT AL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

- Motion by Steve Tarquini (2nd by Bill Sarro) to table the May 2026 Financial Report for revision.

	JEN	RAY	STEVE D	REKH A	OKSA NA	LILIA	ALEX	STEVE T	ANDR EY	JOA N	CHAI R	TOT AL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTA IN												
ABSEN T												

Motion Passes

Agenda Item (vi) – Committee Reports:

- a. Budget & Finance –nothing to report
- b. Public Safety –nothing to report
- c. Recreation – nothing to report
- d. Environmental/Architectural – nothing to report
- e. Capital Improvement/Maintenance –nothing to report
- f. By-Laws – Joan, We did not make quorum at the Annual Meeting so the In-person By-Law Ballot voting was not counted, hence no By-Laws changes. Nothing further to report.
- g. Communications – nothing to report
- h. Beautification – nothing to report
- i. Rules & Regulations – nothing to report
- j. Clubhouse Ad Hoc – nothing to report

Agenda Item (vii) – Awarding of Contracts/Bids (1)

- a. Barry Isett & Associates Pool 1 Forensic Evaluation – Contract Signed
- b. Recreation Murder Mystery – Murder Mystery to Go Contract was under review. Has this been signed? Lynn nor DOO were available for answer.
- c. Recreation Event – Cold Sweat Band waiting for contract to review. Was a contract received or only an invoice? Lynn nor DOO were available for answer.

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

Agenda Item (ix) – Old Business

- a. Clubhouse status – Some Board Members met with Professional Grade LLC, a Milford based company. They feel that they could build the Clubhouse for approximately 3M by implementing various changes to the original plan, however they did not submit any new drawings and will not until a Preconstruction Agreement is signed and a retainer fee is received.
- b. Pool 1 – Waiting for ground boring to determine ground conditions and next steps.
- c. Wayco Paving Project Update – DOO and Wayco have revised portions of roads needing repair. Work should start in July.
- d. Update on status of the purchase of the October 2025 membership approved pool vehicle. Three Bid requirement was waived in order to facilitate the purchase of a used vehicle.

Agenda Item (x) – New Business

- a. May 2026 Write Off (0)
- b. Fiscal Year 2025-2026 G/L Transfers (0)

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

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

Agenda Item (xiii) – Membership Q&A

Audit status – Chairperson will look into status

Pickle Board Court at Pool 1 – Membership voted on Tennis Court repair and not specifically to turn the courts into Pickle Board Courts, will this be a problem? Quotes have been received for Pickle Board Courts.

Maintenance Supervisor hire was questioned - DOO had already left the meeting so an update was unavailable.

Dues Cash Payments – Is accepting Cash a liability?

Cold Patch machine purchase – This was previously looked into but we didn't have the funding.

Agenda Item (xiv) – Adjournment 12:16PM

Motion by Steve Tarquini (2nd by Bill Sarro) to Adjourn Meeting
11 Yea's 0 Nay's