**BOARD MEETING – September 22, 2021**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| ROGER CROOK  PAT DEGNAN  ~~SCOT DESORT~~  MICHAEL ILARDI | GLEN KATZ  MARK KEMPNER  STEVEN KOENIGSBERG  DEBORAH LINNELL | MICHAEL LYNCH  DARYL MACELLARO  JOANNE MACHALABA  KRISTEN NEU | AMI NICKEL  BARRY SILBIGER  KIM STECHER  ~~MICHAEL STOCKNOFF~~  PATRIZIA TRENTO |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: N/A  
**ABSENT:** SCOT DESORT, MICHAEL STOCKNOFF

Michael Ilardi, President, called the meeting to order on Wednesday, September 22, 2021 at 8:00 p.m.

Kim Stecher Roll Call

# CORRESPONDENCE

* Girl Scout Troop #8022 is requesting to meet at the Clubhouse once a month
  + Consensus to allow the troop to meet in the Clubhouse
* Patrizia Trento- Resigning from the POA Board effective September 30, 2021

**MOTION #1**: Motion to accept Patrizia Trento’s resignation from the WML POA Board effective September 30, 2021.

**Motion by: Michael Ilardi, President 2nd by: Patrizia Trento, Director**

Discussion: None

**Motion Carried**

**GOOD & WELFARE**

**Mark Kempner, 4 N Lake Shore Drive**

* Resident of 32 years; resident apologized for being absent and not active the last few months

Response: None

**Pat Degnan, 88 Valley View Drive**

* Resident expressed her support for the tennis project; she noted that she is not a tennis player, but supports this for our community; even more courts will likely be unplayable next year if not replaced

Response: None

**Tom Garvey, 31 Lake Shore Drive**

* Resident is running for a Director role; resident apologized for missing the “Meet the Candidates” and is looking forward to volunteering more

Response: None

# PRESIDENT’S REPORT

Michael Ilardi, President

* Good luck to those who are running for Board positions
* WML Preschool Mums Fundraiser

Discussion: None

**OFFICE REPORT**

* September 2021 report distributed by email.

Discussion: None

**SITE MANAGER’S REPORT**

* September 2021 report distributed by email.

Discussion: None

**MAINTENANCE REPORT**

* August 15-Sept 15, 2021 report distributed by email.

Discussion: Clarified that the broken sofa from the teen room has not been returned

# TREASURER’S REPORT

Joanne Machalaba, Treasurer

* Year to date 68% of the POA budget spent, tracking well
* Reminder to get invoices in
* CC’s net through August has come down as expected with expenses
* B&R has $85k net income
* Camp net income of $77K so far

Discussion: 91% of dues collected

# LEGAL COUNSEL’S REPORT

* Reminder not to campaign in or near the clubhouse during elections

Discussion: None

# COMMITTEE REPORTS

Glen Katz, 2nd Vice President, OIC of Athletics

* Women’s Softball team won for the 4th year; Men’s Softball team had the most wins this season since the team formed in 2017

Discussion: None

Patrizia Trento, Director, Chair of Women’s Club

* Fall festival
* 2nd Witches Paddle on October 9th- $10 donation; Scot Heath will be performing on the deck afterwards
* WML Preschool drop off procedure was revised, and state has approved

Discussion: None

Barry Silbiger, Director, Co-Chair of Lake/Lake Rec

* Regarding the oil spill: testing has shown no PCBs, clean-up is done, awaiting final results

Kristen Neu, Director

* WML Preschool Mums fundraiser was very successful; thank you to the preschool parents who promoted the fundraiser and who volunteered on pick up day; thank you to the board members who also volunteered the day of pick up- Mike I, Mike L and Steve

**OLD BUSINESS**

None

# NEW BUSINESS

Election Committee- Pat Degan, Scot Desort, Kim Stecher, Daryl Macellaro, Steve Koenigsberg

* Need to be in the ballroom from 9a-3p; a minimum of three Election Committee members need to be present at all times

# MOTION #2: Motion to accept the 2020 auditor’s report & financial statements for the POA & Country Club from Nisivoccia, LLP

**Motion by: Joanne Machalaba, Treasurer 2nd by: Mike Ilardi, President**

Discussion: None

**Motion Carried**

# MOTION #3: Motion to accept the attached Confidentiality Policy for Board Members.

**Motion by: Kristen Neu, Director 2nd by: Pat Degnan, Director**

Discussion: None

**Motion Carried**

# MOTION #4: Motion to accept the attached changes to the Conflict of Interest Policy for Board Members.

**Motion by: Kristen Neu, Director 2nd by: Mark Kempner, Past President**

Discussion:

* Discussed changing working to reflect if the Board member doesn’t directly manage/supervise a family member who isn’t an employee
* Legal and Bylaws felt that the family member who is a Board member should not even be the Chair of the Committee. There should be no impression of influence or favoritism with a Board member’s family member being a WML employee
* Clarified that any exception to a rule can be made by motion
* Suggested to write language into the policy about how to make an exception
* Added letter “F” regarding how to make an exception to the policy

**Motion Carried**

# FYI: Women’s Club: Hiring C Bar 6 Ranch Inc, Cloverland to supply 2 ponies and a petting zoo for the Family Fall Festival as a cost of $1,495. Money to come from line 539.09

# MOTION #5: Motion to hire All Access Landscape & Tree Service to cut & remove trees at the preschool, A-Field facilities, Clubhouse parking lot and the Maintenance parking lot. Cost for preschool & two parking lots to be applied to House Ops budget & cost for A-Field to be applied to Athletics. Cost not to exceed $5,000. House Ops line 517.06 $2,372.41, Athletics line 501.12 $2,345.75. This will not overspend either line.

**Motion by: Steve Koenigsberg, Director 2nd by: Pat Degnan, Director**

Discussion:

* Clarified which trees by the Preschool

**Motion Carried**

# MOTION #6: Motion to hire T Harty Construction to frame & install door on the “dog house” HVAC area on the roof at a cost of $3,620. Monies to come from Equalization Fund. $2,620 due on signing & $1,000 due at

# completion.

**Motion by: Steve Koenigsberg, Director 2nd by: Mark Kempner, Past President**

Discussion: None

**Motion Carried**

# MOTION #7: Motion to hire Jacques Exclusive Caterers for New Year’s Eve at a cost of $2,420.16. Cost to be covered by ticket sales based on the sale of 80 tickets. Money to come from Country Club. Request permission

# from the board to sell both member & non-member tickets starting on the same date & waive the waiting period. Cost subject to change based on ticket sales

**Motion by: Ami Nickel, Director 2nd by: Michael Ilardi, President**

Discussion: None

**Motion Carried**

# MOTION #8: Motion to hire Antonio Camacho for the November 13th Comedy Night at a cost of $3,000. Request permission from the board to sell both member & non-member tickets starting on the same date & waive the waiting period. Ticket sales to offset the cost.

**Motion by: Ami Nickel, Director 2nd by: Mike Ilardi, President**

Discussion: None

**Motion Carried**

# MOTION #9: Motion to purchase 1 new AED for beach/pool locations. Cost not to exceed $1,600. Money to come from line 503.06 & will overspend the line.

**Motion by: Ami Nickel, Director 2nd by: Daryl Macellaro, Director**

Discussion:

* Why overspend the line? Beach overall isn’t or spent, trying not to increase NY

**Motion Carried**

# MOTION #10: Motion to purchase 3 new walkie talkies for beach/pool locations. Money to come from line 503.17 not to exceed $2,000 & will not overspend the line.

**Motion by: Steve Koenigsberg, Director 2nd by: Mike Ilardi, President**

Discussion:

* In addition to two purchased this year
* What is range? Can easily cover property, a repeater in the office

**Motion Carried**

# MOTION #11: Motion to hire The Falcon Group to provide us with a Reserve Study at a cost not to exceed $5,000. Monies to come from line 507.00. This will overspend the line.

**Motion by: Mike Ilardi, President 2nd by: Pat Degnan, Director**

Discussion:

* None

**Motion Carried**

# MOTION #12: Motion to spend up to $1,650 for Large Mouth Bass stocking from Zett’s Fish Farm & Hatcheries, Inc. Funding to come from line 521.03

**Motion by: Michael Lynch, Director 2nd by: Barry Silbiger, Director**

Discussion: None

**Motion Carried**

# MOTION #13 Motion to spend up to $1,650 for Tiger Trout stocking from Musky Trout Hatcheries, LLC. Funding to come from line 521.03

**Motion by: Michael Lynch, Director 2nd by: Barry Silbiger, Director**

Discussion: How is this different than the spring stocking? Yes, this is different and includes tiger trout

**Motion Carried**

**FYI Bar & Rental: Purchased an Avantco 54” refrigerator from Facebook Marketplace for the liquor closet at a cost of $1,400. Money to come from Country Club**

Discussion: Purchasing new would have cost approximately $3,500

# GOOD & WELFARE

None

**MOTION TO ADJOURN AT 9:05 p.m.**

**Motion by: Michael Ilardi, President 2nd by: Roger, Director**

The Second Annual Meetings is Sunday October 10th, 2021 @ noon

Next Board Meeting is Wednesday, October 20th, 2021 @ 8:00 p.m.

Written & Submitted by: Kristen Neu, Director

Approved by: Michael Ilardi, President