**BOARD MEETING – December 15, 2021**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| MICHELLE CROMWELL  ROGER CROOK  PAT DEGNAN  MICHAEL ILARDI | GLEN KATZ  MARK KEMPNER  STEVEN KOENIGSBERG  DEBORAH LINNELL | MICHAEL LYNCH  DARYL MACELLARO  JOANNE MACHALABA  BEVERLY NEMIROFF | KRISTEN NEU  AMI NICKEL  BARRY SILBIGER  MICHAEL STOCKNOFF |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: N/A

**ABSENT:**  NONE

Michael Ilardi, President, called the meeting to order on Wednesday, December 15, 2021 at 8:06 p.m.

Ami Nickel Roll Call

**MOTION #1**: Motion to approve the minutes of the November 17, 2021 Board Meeting.

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

Discussion: None

**Motion Carried**

# CORRESPONDENCE

* Thank you from Joanne Machalaba for your expression of sympathies regarding the passing of her uncle.
* Letter received from Bob Fehon and the Tennis Subcommittee. They had worked for over two years to research and present solutions to the community for our tennis courts. The subcommittee is stepping down. The Athletics committee will pick up from where they left off
* Note from Pete Shappe, Chair of the Audit Committee. He has met with William Morrison and Nelson Vargas and would like to add them to the Audit Committee. Both residents have accounting experience and a financial background.
  + Accepted by show of hands of the board to add William and Nelson to the Audit Committee

**GOOD & WELFARE  
None**

# PRESIDENT’S REPORT

Michael Ilardi, President

* A letter regarding the roll out of WebML, the online TOPs Portal, will be going out with the dues to show residents how to register for an online account to be able to view their statements, pay dues, view announcements, calendar, etc.
* Reserve Study- Representative came from Falcon today to review all of our properties. He was impressed with upkeep. A preliminary report will come to us in January. The invoice will come to us this month.
* The HAC Holiday Party is this Saturday from 7-11p. It is a free event to members. Remember your badges!
* NYE Party hosted by House Activities. Tickets are on sale in the office or online!
* Reminder that purchases for committees should be on the WML CC; ensure that committee members use the WML credit card; in the rare event that they can’t, receipts are required; reimbursements will not occur without receipts
* Merry Christmas & Happy New Year! It was an enjoyable year working with everyone; looking forward to a productive and enjoyable 2022

Discussion: None

**OFFICE REPORT**

* None Included

Discussion: None

**SITE MANAGER’S REPORT**

* December 2021 report distributed by email.

Discussion: None

**MAINTENANCE REPORT**

* None Included

Discussion: None

# TREASURER’S REPORT

Joanne Machalaba, Treasurer

* Dues collections remain around the same as last month
* POA has spent 80% of budget, anticipate ending the year at around $150K surplus
* Reminder to turn in all receipts and invoices ASAP
* Country Club net income of $115K; allocations still to come, but anticipating $50K of income
* FYI Board approved bringing our accountant Jackie on board as a part time employee for 2022

Discussion: None

# LEGAL COUNSEL’S REPORT

* Nothing to report to the public

Discussion: None

# COMMITTEE REPORTS

Roger Crook, Bar and Rental

* Bar and Rental is re-evaluating our rental packages; streamlining the contract process; raise the overtime charges for renters

Mike Ilardi, Legal and Bylaws

* Tomorrow evening’s Legal and Bylaws meeting (12/16/21 @8p) will review the Rules Enforcement Policy
* Requesting that Legal and Bylaws work on creating a Social Media Policy for the board

Discussion: Do we have one for employees? Answer: No, we should develop both; attorney will assist in developing and reviewing a policy.

**OLD BUSINESS**

# MOTION #2: Revised Motion to purchase 44 tons of medium infield mix from Partac Peat Corporation. Money to come from line 501.12 at a total cost of $3,940.86. This will overspend the line but will not overspend the total

# athletics budget

# Motion by: Daryl Macellaro, Director 2nd by: Mike Ilardi, President

Discussion: None

**Motion Carried**

# NEW BUSINESS

# BOARD

- Board Seat Nomination- Candidates are: Laura Calabro, James Del Greco, Daniel Grant

* Each candidate gave a brief bio of themselves

**MOTION TO ENTER INTO CLOSED CAUCUS AT 8:29 p.m.**

**MOTION TO COME OUT OF CLOSED CAUCUS AT 8:43 p.m.**

# BOARD

- Consensus to approve Daniel Grant to fill vacant board seat: Passed

Discussion:

* Dan to co-chair Civic Affairs Committee with Beverly Nemiroff

**MOTION #3: Motion to accept year-end bonuses as discussed in closed caucus**

**Motion by: Mike Ilardi, President 2nd by: Barry Silbiger, Director**

Discussion: None

**Motion Carried**

# MOTION #4: Motion to accept salaries as discussed in closed caucus.

# Motion by: Mike Ilardi, President 2nd by: Mark Kempner, Past President

Discussion: None

**Motion Carried**

**Discussion: Policy change will go into effect 1/1/2022: Credit card payments will be charged a convenience fee of 3% for dues, camp, preschool**

Discussion:

* Credit card fees cost us tens of thousands of dollars each year; this policy will charge a convenience fee for our largest charges: dues, camp and preschool
* Do we shop the credit card processing? Yes, we shop companies and our rates are competitive
* Will there be a write up for the newsletter? Yes, and it will be noted on the dues statement
* Board in consensus to adopt this policy for 2022

# MOTION #5: Motion to approve the proposed 2022-2023 budget and tuition for the WML preschool.

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

Discussion: None

**Motion Carried**

# MOTION #6: Motion to approve the 2022 Camp Budget as presented

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

Discussion: None

**Motion Carried**

# MOTION #7: Motion to accept the 2022 Property and Casualty Insurance proposal from our current broker Jason (Jake) Schlenker CIC, CRM of Couch & Braunsdorf Insurance for an amount not to exceed $275,000. Money to come from the 2022 budget line 519.01.

# Motion by: Joanne Machalaba, Treasurer 2nd by: Roger Crook, 1st Vice President

Discussion: None

* Average 2.5% increase over last year

**Motion Carried**

# FYI: Beach

* Purchase 5 lifeguard tubes and rope. Money to come from line 503.06 and not to exceed $900. This will not overspend the line.

Discussion: None

# GOOD & WELFARE

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

* Thank you to Mike Ilardi for serving as president; we dealt with difficult things this year
* Wishing a Happy and Healthy Holiday to all

Response: None

**MOTION TO ADJOURN AT 9:02 p.m.**

**Motion by: Michael Ilardi, President 2nd by: Mike Stocknoff, Director**

Next Board Meeting is Wednesday, January 19th, 2022 @ 8:00 p.m.

Written & Submitted by: Kristen Neu, Director

Approved by: Michael Ilardi, President