

BOARD OF DIRECTORS MEETING
DECEMBER 17, 2011
OPEN MINUTES
CLUBHOUSE

Chairman Vladimir Petrushin calls the meeting to order at 10:10am

Quorum Roll Call:

Floyd Lee, Ed Banz, Bob Tracy, Linda Clarke, Nonna Yelan, Anthony Della Pasqua, Felix Rey, John Mascia, Dmitry Kupersmidt

Absent: James Bradley

Linda Clarke voted Vice President

Department Reports: John Shults, Director of Operations

Treasure Report:

Wild Acres Lakes Operating	Balance
Wachovia	\$
Wayne Bank Preservation	\$
Wayne Bank Investment	\$
Dime Bank Operating	\$
Dime Bank Payroll	\$
Dime Bank Escrow Account	\$
Dime Bank Builders Account	\$
Dime Bank Working Capital	\$
Dime Bank Working Capital Money Market	\$

Wild Acres Lakes Capital	Balance
Dime Bank Capital Account	\$58,830.50
Dime Bank Capital Money Market	\$25,345.07
Dime Capital C.D.A.R.S.	\$135,699.07
Dime Bank Dam Assessment	\$325,000.00
Dime Bank DEAP Account	\$3706.59

Pool Loan balance \$513,641.35

Public Safety: Kids must have child safety restraints in passenger cars

Calls for Service	57
Incident Reports	34
Warnings for code violations	
Citations Given	4

Recreation Report: On November 26 at clubhouse, Recreation hosted a Holiday Bazaar from 10am to 4pm. The Bazaar had many crafters and vendors consisting of homemade candles, jewelry, crafts, home based businesses and Curves Gym. Recreation also offered concession stand, gift wrapping and chances at winning the largest stocking, as well as a chance for the 2012-2013 dues raffle. The Beautification Committee hosted a 50/50 raffle with great prizes. Thank you to everyone who came to help, as well as those who shopped.

Management Report: Comparing this year to last year. Expenses are up \$20,220 versus last year. Total income is up \$17,402 versus last year. Expenses are down in all departments except maintenance due to an additional \$63,000 in road repairs this year versus last year. We are \$29,976 under last year in total wages. Utility costs are up \$4043 versus last year. We have collected 95% of our budgeted dues versus 91% at this time last year.

Administration Report: Deadline for next issue of Wild Acres World is January 21st. submit all pictures, articles, etc to Newspaper@wildacreslakes.org Dues raffle tickets are on sale in Administration office, please stop by and pick one up.

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Toys for Tots was a complete success. Thank you to all that donated. We are looking for volunteers to be on Hearing Board. Please call the office and speak to Jamie if you are interested.

Maintenance Report: Repaired Drainage issues at Lake Shore Drive, Mountain Lake Drive. Trimmed edges of roads, Line painted at bus stop and entrance area of Wild Acres. Assisted in set up and clean up from Christmas tree lighting party. Removal of branches and leaves from Sauna area. Installed spreaders on trucks.

Committee Reports:

- A) Public Safety – Felix Rey, had meeting December 2, 2011 Need to use radar more often, possible need 2nd radar gun. Officers should say name when answering phones. Need lines on roads for safety reasons. Officers should where reflectors while directing traffic during school bus times. Electric school reflectors should be turned on while buses are loading and unloading children and should be turned off when buses are gone. Need more patrols at the Fawn Lake section, Maps security gives out should be updated, accurate and clear.
- B) Recreation – Nona Yelan, Nothing to report
- C) Environmental – Ed Banz, Nothing to report
- D) Capital Improvement and Maintenance – James Bradley, Absent
- E) By Laws – Nonna Yelan,
- F) Communications – Bernice Jala,
- G) Beautification – Bernice Jala, Elected Eileen Dellaicoma co-chairman, Red sleigh for park will not be done in time for this year’s Christmas. Beautification will donate money towards some new Christmas lights and decorations for park. Winner of Christmas decorations 1st place Eillen & Jerry Dellagioma \$100.00 2nd Place Donna Lewin \$75.00 3rd place Ed Ling \$50.00 Next beautification meeting will probably not be until March.
- H) Budget and Finance – James Bradley, Absent
- I) Rules and Regulations – Floyd Lee, Elected Joe Jala Co-Chairman Articles to be changed in Rules and regulations

Article III Pools, Beaches and Sauna change #14 and #17

#14 No soap or foreign substances are permitted in the pool, or sauna including any vegetation or tree limbs

#17 No smoking, unless in designated areas of

- a. Indoor pool
- b. Clubhouse
- c. Guard house

Article VIII Pets edit item #4

4. Pet owners are responsible for keeping the noise level to a minimum

Article X Land and Property use Item #6

6. No contractor shall work between the hours of 6pm and 8:00am Contractor hours on Saturdays will be 8am to 4pm, No contractor shall work on Sundays “excluding emergency”

Article XII Fence, Wall, Shrub, and Tree regulations edit #1

- a. Fences, walls, shrubs and trees should be attractive as well as serviceable and be in keeping with the natural beauty of the community.
- b. They shall not interfere with the sight distance of any road of intersection.
- c. There shall be no clear cutting of lots.
- d. Any tree that needs to be removed larger than (4) four inches in diameter must have a permit from the administrative office.

Article XV Traffic and Safety add item #5

5. All children under the age of 12 must wear an approved helmet.

Article XXI Meetings add entire article

- 1. Meetings to be defined as

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- a. Board meeting
 - b. Committee meeting
 - c. Hearing board
2. No use of electronic devices, pagers, cell phones, camcorders, or video tapes are allowed with the exception of the community owned, operated and approved device.
 3. Any Person whom with intent disrupts, disturbs or interrupts a lawful meeting, procession or gathering of the association, shall be prosecuted. A person commits a misdemeanor of the third degree if, with intent to prevent or disrupts a lawful meeting, procession or gathering, he or she disturbs or interrupts it.

Appeals Policy

Hearing officer changed to Hearing board

Awarding of Contracts

Additions Deletions and Modifications

None

Unfinished Business

None

New Business

None

Comments by Membership:

Board is not giving community enough time to speak

Public safety not enforcing speed limit

Need guard rail on Winter and Spring road

Motion by Felix Rey to accept minutes of October 15, 2011 meeting 2nd by Bob Tracy

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	YES	ABSENT	YES		YES	YES	ABSTANE	YES	YYES

Motion Passed

Motion by Bob Tracy to accept minutes of November 19, 2012 2nd by Bernice Jala

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	YES	ABSENT	YES		YES	YES	YES	YES	YES

Motion Passed

Motion by Dmitry Kupersmidt to repair back hoe parts cost \$2593.23 2nd by Felix Rey

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	YES	ABSENT	YES		YES	YES	YES	YES	YES

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Motion Passed

Motion by Felix Rey to purchase second radar gun up to \$1000.00 2nd Linda Clarke

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	YES	ABSENT	YES		YES	YES	YES	YES	YES

Motion Passed

Motion by Dmitry Kupersmidt to equip security vehicles with 4 cameras and DVR up to \$1500.00 each 2nd Felix Rey

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	NO	ABSENT	NO	ABSTAIN	YES	YES	NO	NO	NO

Motion Failed

Motion by Bob Tracy makes motion to accept all recommendations of changes to bylaws FIRST READING 2nd Linda Clarke

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	NO	YES	ABSENT	YES		YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Felix Rey to accept deed back lot 2204-01 Edward Helen Danza 2ND Bob Tracey

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	ABSTAIN	ABSENT	YES		YES	YES	YES	YES	ABSENT

Motion

Motion by Felix Rey to purchase second Radar Gun 2nd by Bernice Jala. Motion Rescinded

Ed Banz leaves meeting 10:50am

Motion by Floyd Lee to write off Delaware Sewer Lots 1902-05 thru lot 1902-11 and lot 2102-08 total \$97,572.90 2nd Bob Tracy

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	YES	ABSENT	YES		YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Bob Tracey to write off Benasa lots 0110-74, 1004-03, 1904-40, 2008-06, 2202-01, 1102-10 total \$65870.93 2nd Felix Rey

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	YES	ABSENT	YES		YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Dmitry Kupersmidt to write off repository lots 1802-04, 1403-03, 1403-04, 0702-03, 0603-19, 0702-01, 0801-42, 0110-41, 0502-28, 0109-57, 1305-03, 1602-01 2nd by Felix Rey

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	YES	ABSENT	YES		YES	YES	YES	YES	ABSENT

Motion Passed

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Motion by Bob Tracy to write off Sheriff sales lots 1211-17, 0804-12, 1201-23, 0605-03, 0901-02, 0901-03 2nd by Felix Rey

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	YES	ABSENT	YES		YES	YES	YES	YES	ABSENT

Motion Passed

Motion by Dmitry Kupersmidt to make Linda Clarke a check signer 2nd Floyd Lee

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	YES	ABSENT	YES		YES	YES	YES	YES	ABSENT

Motion Passed

Motion by John Mascia to accept new budget 2012-13 2nd Linda Clarke

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
NO	NO	YES	ABSENT	YES		NO	YES	YES	YES	ABSENT

Motion Passed

Motion by Felix Rey to close meeting 2nd Bernice Jala

Dmitry Kupersmidt	Nonna Yelan	John Mascia	James Bradley	Floyd Lee	Chairman Vladimir Petrushin	Felix Rey	Linda Clarke	Bernice Jala	Bob Tracey	Ed Banz
YES	YES	YES	ABSENT	YES		YES	YES	YES	YES	ABSENT

Motion Passed