



Board Meeting Minutes

January 5, 2024

Board Members in Attendance: Maryann Rodriguez, President; David Montalvo, Vice-President; Christine Morton, Treasurer; Abe Kone, Secretary; Robert Hampp, Charles Fariello, Chris Hoffman, Sandra Bonet

Board Members Absent: [REDACTED]

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending: 150 registered, with 82 attending

Proceedings: Called to order by President Rodriguez at 7:02 pm

Acceptance of Minutes:

Minutes approved by consensus of the Board.

Open Meeting November 3, 2023

Executive Session November 3, 2023

Executive Session December 1, 2023

Executive Session December 7, 2023

Executive Session December 28, 2023

Financial Report:

2024-001 Motion to approve, Hampp/Bonet 8/0 Motion passed.

Manager's Announcement and Operational Reports:

Accepted by consensus of the Board.

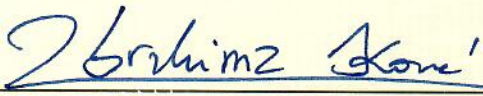
Old Business:

New Business:

- 2024-02 Motion to Appointment Robert Hampp to the Appeals Committee, Bonet/Kone 8/0 Motion Passed.
- 2024-03 Motion to Appoint Robert Hampp as Chairperson of Appeals, Hoffman/Bonet 8/0 Motion Passed
- 2024-04 Motion to amend the Committee Manual Subsection Appeals Committee, Fariello/Kone 8/0 Motion Passed
- 2024-05 Motion to Appoint Maria Montalvo as Chairperson of Recreation Committee, Kone/Hampp 8/0 Motion Approved.

The meeting moved into Executive Session at 8:09

Submitted by:



Abe Kone, Board Secretary





Board Meeting Minutes

February 2, 2024

Board Members in Attendance: Maryann Rodriguez, President; David Montalvo, Vice-President; Christine Morton, Treasurer; Abe Kone, Secretary; Robert Hampp, Charles Fariello, Chris Hoffman

Board Members Absent: Sandra Bonet

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending: 82 registered, with 58 attending

Proceedings: Called to order by President Rodriguez at 7:00 pm

Acceptance of Minutes by Consensus of the Board

January 5, 2024, Open Meeting

January 5, 2024, Executive

Treasurers Report:

2024-001 Motion to approve, Hampp/Bonet 8/0 Motion passed.

Acceptance of the Manager's Announcement and Operational Reports by consensus of the board

Old Business:

New Business:

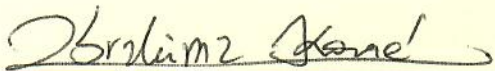
2024-07 Motion to appoint William Owens and Company as the 2024 Judge of Election, Hampp/Montavo 7/0 Motion Passed

2024-08 Motion to set the date for Meet the Candidate as April 2, 2024, Hampp/Kone 7/0 Motion passed.

2024-09 Approve the 2024 Election Record Date March 20, 2024, Hampp/Fariello 7/0 Motion Passed

Announcement of 2024 Board Candidates

Meeting moved into Executive Session at 7:32 pm.

Submitted by:

Abe Kone, Board Secretary





Board Meeting Minutes

February 8, 2024

Board Members in Attendance: Maryann Rodriguez, President; David Montalvo, Vice-President; Christine Morton, Treasurer; Abe Kone, Secretary; Robert Hampp, Charles Fariello, Chris Hoffman, Mary Alexander

Board Members Absent: Sandra Bonet,

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending:

Proceedings: Called to order by President Rodriguez at 6:00 pm

Acceptance of Minutes:

Financial Report: The board accepted by consensus.

Manager's Announcement and Operational Reports:

The board accepted by consensus.

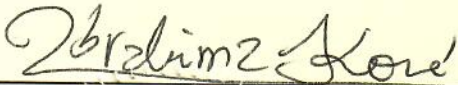
Old Business:

New Business:

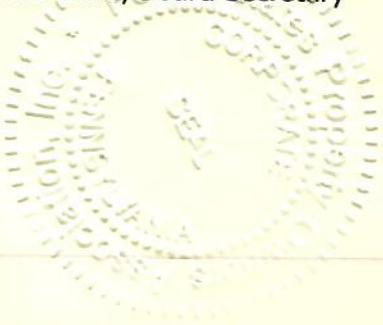
- 2024-10 Motion to appoint Mary Alexander to fill the vacant board seat, Hampp/Morton, 7/0 Motion Passed
- 2024-11 Motion to appoint the following members to the election committee: Beverly Barnhill, Barbara Sweeney, Johnny Barnhill, and Dave Coyendall, Hoffman/Hampp 8/0 Motion Passed
- 2024-12 Motion to amend "ARTICLE VII MOTOR AND OTHER VEHICLE RULES" to include Reckless Driving, Hampp/Fariello, 8/0 Motion Passed
- 2024-13 Motion to approve the manner of voting for the 2024 election by Directed Proxies only, Rodriguez/Kone, 8/0 Motion Passed

Meeting moved into Executive Session at 6:27 pm

Submitted by:



Abe Kone, Board Secretary





Board Meeting Minutes

March 1, 2024

Board Members in Attendance: Maryann Rodriguez, President; David Montalvo, Vice-President; Christine Morton (7:04), Treasurer; Abe Kone, Secretary; Robert Hampp, Charles Fariello, Chris Hoffman, Sandra Bonet

Board Members Absent: Mary Alexander

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending:

Proceedings: Called to order by President Rodriguez at 7:00 pm

Acceptance of Minutes by Consensus of the Board

February 2, 2024, Open Meeting

February 2, 2024, Executive Session

February 8, 2024, Open Meeting

February 8, 2024, Executive Session

Financial Report:

2024-014 Motion to approve the financial report Rodriguez/Bonet 8/0 Motion Passed

Manager's Announcement and Operational Reports:

2024-015 Motion to approve the Manager Announcement and Operational Reports, Fariello/Kone 8/0 Motion Passed

Old Business:

New Business:

2024-016 Motion to Appoint the following members to committees: Fariello/Kone

Motion Passed 8/0

Election Committee: Justine Santini, Richard Benson

Architecture Review Committee – Richard Benson

Finance Committee - Richard Benson, Justine Santini

Appeals Committee – Justine Santini

Communication Committee – Justine Santini

Recreation Committee- Debbie Weatherford, Michael Tyrell, Sharon Kennedy, Bob Hampp,
Eileen Arroyo

Floating Committee- Justine Santini

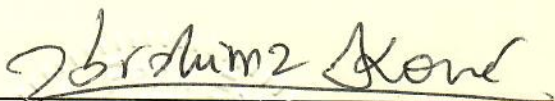
2024-017 Motion to appoint Richard Benson the Chairperson of the Election Committee,
Bonet/Fariello, 8/0

2024-018 Motion to fund additional staffing for Part-time Public Safety (Dispatch and Officer); Hampp/Kone
8/0 Motion Passed

Informational Purposes the Lottery 2024 Election Ballot Placement of Candidates on the Ballot
Was Conducted

The meeting moved into Executive Session at 8:06 pm

Submitted by:



Abe Kone, Board Secretary





Board Meeting Minutes

April 5, 2024

Board Members in Attendance: Maryann Rodriguez, President; David Montalvo, Vice-President; Christine Morton, Treasurer; Robert Hampp, Charles Fariello, Chris Hoffman, Sandra Bonet, Mary Alexander

Board Members Absent: Abe Kone

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 62 registered, with 28 attending

Proceedings: Called to order by Vice President Montalvo at 7:05 pm –
Note - President Rodriguez presided over the meeting from 7:11 pm forward

Acceptance of Minutes by Consensus of the Board

March 3, 2024, Open Meeting
March 3, 2024, Executive Session
March 14, 2024, Executive Session
March 19, 2024 Executive Session
March 24, 2024, Executive Session
March 28, 2024, Executive Session

Treasurers Report:

2024-019 Motion to accept the Financial Report Bonet/Rodriguez 9/0 Motion Passed

Manager's Announcement and Operational Reports:

2024-020 Motion to Accept the Manager's Announcements and Operational Reports
Fariello/Hoffman 9/0 Motion Passed

Old Business:

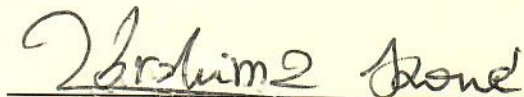
New Business:

2024-021 Motion to Award the 2024 Road Maintenance Bid and Storm Pipe Replacement to Papillon and Moyer to be funded by the Capital Reserve Account. Hampp/Bonet 8/0 Motion carried.

2024-22 Motion to Amend Article III Section E Extension of One-Day Passes Hampp/Rodriguez 8/0 Motion Passed

Meeting moved into Executive Session at 8:24 pm

Submitted by:

A handwritten signature in dark ink, appearing to read "Abe Kone", is written over a horizontal line.

Abe Kone, Board Secretary

