



Board Meeting Minutes

January 6, 2023

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

Board Members Absent: Maryann Rodriguez

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 77 registered, 28 attendees

Proceedings: Called to order by President Ken Nevil at 7:01 pm

Acceptance of Minutes, approved by the consensus of the board.

November 4, 2022, Open Meeting

November 4, 2022, Executive Session

December 4, 2022, Executive Session

Treasurers Report:

2023-001 Motion to approved, Bonet/Hampp, 8/0 Motion Passed

Manager's Announcement and Operational Reports: Approved by the board's consensus.

Old Business: None

New Business:

Recognition of Chief Toryak for his service to the community

2023-002 Motion to Ratify Lease for Archies Place. Fariello/Montalvo, 8/0 Motion Passed

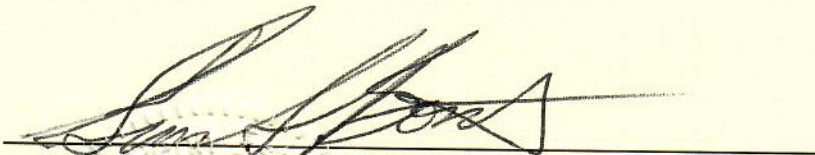
2023-003 Motion to open accounts with NBT. Bonet/Kone, 8/0 Motion Passed

2023-004 Motion to amend Amenity Outdoor Hours. Hampp/Bonet, 8/0 Motion Passed

2023-005 Motion to amend fee schedule to include Kitchen Rental. Hampp/Hoffman, 8/0 Motion Passed

The meeting moved into Executive Session at 7:48 pm

Submitted by:

A handwritten signature in black ink, appearing to read 'Sandra Bonet', is written over a horizontal line.

Sandra Bonet, Board Secretary





Board Meeting Minutes

February 3, 2023

Board Members in Attendance: Ken Nevil, President; Christine Morton, Treasurer; Robert Hampp, Charles Fariello, Chris Hoffman, Abe Kone, Maryann Rodriguez

Board Members Absent: Sandra Bonet, David Montalvo

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending:

Proceedings: Called to order by President Ken Nevil at 7:00 PM

Acceptance of Minutes:

January 6, 2023, Open Meeting

January 6, 2023, Executive Session

Treasurers Report: 2023-006 Motion to approve Rodriguez/Fariello 7/0

Manager's Announcement and Operational Reports:

Accepted by consensus of the board.

Old Business: None

New Business:

- Announcement of 2023 Board Candidates

2023-007 Motion Appoint William Owens and Co as the Judge of Election

Kone/Rodriguez 7/0 Motion Carried

2023-008 Motion to set the record date as March 22; Fariello/Hampp 7/0 Motion Carried

2023-009 Motion to set the date of meet the candidates as March 29 Fariello/Hampp 7/0
Motion Carried

2023-010 Motion to approve funding from the reserve account to purchase Training Center
Equipment, Rodriguez/Hampp 7/0 Motion Carried

2023-011 Motion to approve Bingo and Small Games of Chance Resolution; Hampp/Hoffman 7/0
Motion Carried

- Director Rodriguez has been appointed liaison to the Election Committee

2023-012 Motion to approve amendments to Employee Handbook; Rodriguez/Fariello 7/0 Motion
Carried

Meeting moved into Executive Session at 7:41 pm

Submitted by:

A handwritten signature in blue ink, appearing to read 'Sandra Bonet', is written over a horizontal line.

Sandra Bonet, Board Secretary



Board Meeting Minutes

February 9, 2023

Board Members in Attendance: Ken Nevil, President; Christine Morton, Treasurer; Sandra Bonet, Secretary; Charles Fariello, Chris Hoffman, Abe Kone, Maryann Rodriguez

Board Members Absent: David Montalvo, Robert Hampp

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 116 registered, with 58 attending

Proceedings: Called to order by President Ken Nevil at 7:01 pm

New Business:

2023-013 Motion Effective May 1, 2023, all initial registration for entry into PEPOA must occur at the Welcome Center or front gate kiosk. Once a paper pass is issued, the back gate may be used. There will be no paper passes issued at the back gate. Deliveries may still enter through the back gate. Nevil/Rodriguez 8/0 Motion Carried

Meeting moved into Executive Session at 7:16 pm

Submitted by:

Sandra Bonet, Board Secretary



Board Meeting Minutes

March 3, 2023

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

Board Members Absent: David Montalvo, Vice-President

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending:

Proceedings: Called to order by President Ken Nevil at 7:01 pm

Acceptance of Minutes:

February 3, 2023, Open Meeting

February 3, 2023, Executive Session

February 9, 2023, Open Meeting

February 9, 2023, Executive Session

Treasurers Report:

2023-014 Motion to accept the financial Report Rodriguez/Hoffman 8/0 Motion Passed

Manager's Announcement and Operational Reports: Accepted by Consensus

Old Business:

New Business: Lottery conduct for the placement on the election ballot
The results are as follows:

1. Ken Nevil
2. Bob Hampp
3. Toni Baraniuk
4. Sandra Bonet
5. Chuck Fariello

The meeting moved into Executive Session at 7:22 pm.

Submitted by:



Sandra Bonet, Board Secretary



Board Meeting Minutes

April 7, 2023

Board Members in Attendance: Ken Nevil, President; Christine Morton, Treasurer; Sandra Bonet, Secretary; Robert Hampp, Charles Fariello, Abe Kone (7:07), Maryann Rodriguez

Board Members Absent: David Montalvo, Chris Hoffman

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 51 Registered, with 21 Attending

Proceedings: Called to order by President Ken Nevil at 7:00 pm

Acceptance of Minutes by Consensus

March 3, 2023, Open Meeting

March 3, 2023, Executive Session

March 14, 2023, Executive Session

Treasurers Report:

2023-015 Motion to accept the Financial Report Rodriguez/Fariello 7/0 motion passed

Manager's Announcement and Operational Reports:

Accepted by consensus of the Board

Old Business: None

New Business:

2023-016 Motion to activate QRS Division of Public Safety with the needed funding to come from the Capital Reserves Rodriguez/Hampp 7/0 Motion Passed

2023-017 Motion to Accept Amendment to the Committee Manual Adding Liaison is a nonmember of the committee Kone/Rodriguez 7/0 Motion Passed

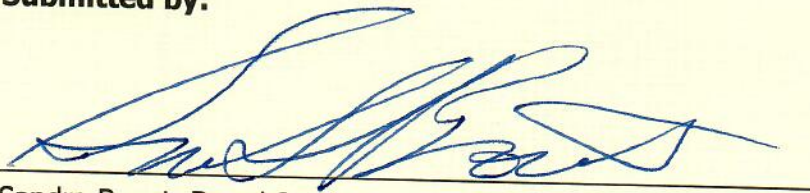
2023-018 Motion to authorize funds from Small Games of Chance to be distributed to the following organizations:

1. American Cancer
2. Alzheimer's Awareness
3. Hemophiliac Foundation
4. Animals Can't Talk

Bonet/Rodriguez 7/0 Motion Passed

The meeting moved into Executive Session at 7:42 pm.

Submitted by:



Sandra Bonet, Board Secretary



Board Meeting Minutes

May 19, 2023

Board Members in Attendance: Ken Nevil, President; David Montalvo (7:04), Vice-President; Christine Morton (7:03), Treasurer; Maryann Rodriguez, Secretary; Charles Fariello, Chris Hoffman, Abe Kone, Sandra Bonet

Board Members Absent:

Robert Hampp

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending:

Proceedings: Called to order by President Ken Nevil at 7:00

Acceptance of Minutes:

April 7, 2023 Open Meeting
April 7, 2023 Executive Session
May 4, 2023 Open Meeting
May 4, 2023 Executive Session

Approved by consensus of the board.

Treasurers Report:

2023-022 Motion to accept the report, Rodriguez/Fariello 8/0, motion passed.

Manager's Announcement and Operational Reports:

Accepted by consensus of the board.

Old Business:

New Business:

2023-023 Motion to approve the 2023-2024 Committee Structure, Rodriguez/Bonet 8/0 motion passed.

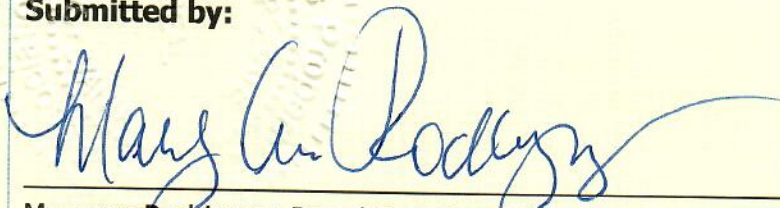
2023-024 Motion to authorize the transfer of 2022 excess funds to the Capital Reserve Account in the amount of \$479,206.00 Rodriguez/Fariello 8/0, motion passed.

2023-025 Motion to authorize the installation of Storm Pipe Replacement funded by Capital Reserve Bonet/Kone 8/0, motion passed.

2023-026 Motion to amend the Rules and Regulations (Burn Ban and Failure to Yield) Rodriguez/Kone 8/0, motion passed.

The meeting moved into Executive Session at 7:22 pm.

Submitted by:

A handwritten signature in blue ink, reading "Maryann Rodriguez", is written over a horizontal line.

Maryann Rodriguez, Board Secretary



Board Meeting Minutes

June 21, 2023

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

Board Members Absent: Christine Morton

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

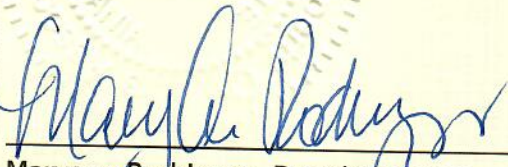
Members attending:

Proceedings: Called to order by President Ken Nevil at 7:03

New Business:

2023-027 Motion to award the 2023 Road Maintenance Bid to Papillion and Moyer conditional upon the review of the community manager, Rodriguez/Bonet 8/0, motion passed.

Submitted by:


Maryann Rodriguez, Board Secretary



Board Meeting Minutes

July 7, 2023

Board Members in Attendance: Ken Nevil, President; David Montalvo (7:10), Vice-President; Maryann Rodriguez, Secretary Robert Hampp, Charles Fariello, Chris Hoffman, Abe Kone (7:07)

Board Members Absent: Sandra Bonet, Christine Morton

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 38 registered, 21 Attended

Proceedings: Called to order by President Ken Nevil at 7:01 pm

Acceptance of Minutes:

The following minutes were accepted by the consensus of the board.

May 19, 2023, Open Meeting

May 19, 2023, Executive Session

June 21, 2023, Opening Meeting – Bid Opening

Treasurers Report:

2023-027 Motion to accept the financial report, Fariello/Kone 7/0 Motion Passed

Manager's Announcement and Operational Reports:

Accepted by consensus of the board.

Old Business:

New Business:

2023-028 Motion to appoint the following Committee Chairpersons:

Michael Tyrell - Communications

Bettyanne Nevil – Appeals

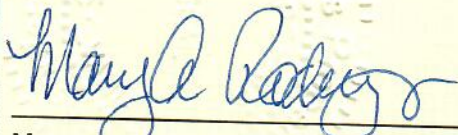
Bettyanne Nevil – Recreation

Kone/Fariello 7/0 Motion Passes

2023-029 Motion to prohibit Skateboards, Skates, Coasters, Sleds, Scooters, and other toy vehicles on Penn Estates Roadway. Rodriguez/Hampp 7/0 Motion Passed

Meeting moved into Executive Session at 7:37 pm

Submitted by:

A handwritten signature in blue ink, appearing to read "Maryann Rodriguez", is written over a faint circular official seal.

Maryann Rodriguez, Board Secretary



Board Meeting Minutes

September 8, 2023

Board Members in Attendance: Ken Nevil, President; Christine Morton, Treasurer (7:06); Maryann Rodriguez, Secretary; Robert Hampp, Charles Fariello, Chris Hoffman, Abe Kone (7:04); Sandra Bonet

Board Members Absent: David Montalvo, Vice-President

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending:

Proceedings: Called to order by President, Ken Nevil at 7:01 pm

Acceptance of Minutes:

Consensus of the board to approve the minutes.

August 4, 2023, Open Meeting

August 4, 2023, Executive Session

Financial Report:

2023-035 Motion to accept the Financial Report, Bonet/Rodriguez 8/0, Motion Passed

Manager's Announcement and Operational Reports: Consensus of the Board to accept the operational reports.


Old Business:

New Business:

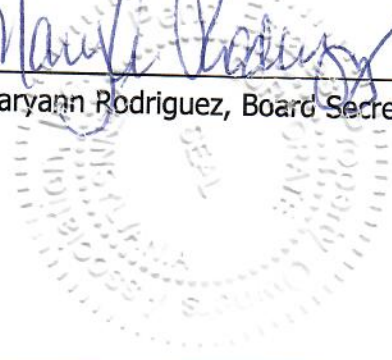
2023-036 Motion to approve additional funding for the following 2023 capital purchases.
Treadle \$ 840.00, Grading Bucket \$ 70.00, Rodriguez/Hampp, 8/0 Motion Passed

The meeting moved into Executive Session at 7:23

Submitted by:



Maryann Rodriguez, Board Secretary





Board Meeting Minutes

October 25, 2023

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

Board Members Absent: David Montalvo, Vice-President.

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 30 registered, with 8 attending

Proceedings: Called to order by President, Ken Nevil at 7:02 pm

New Business:

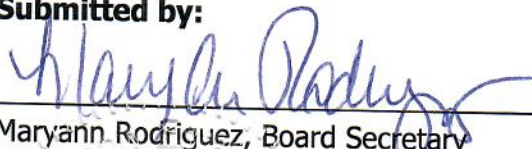
2023-037 Motion to approve the 2024 Operational Budget, Rodrigues/Bonet 8/0 Motion Passed

2023-038 Motion to approve the 2024 Capital Budget Kone/Hampp 8/0 Motion Passed

2023-039 Motion to approve the 2023-2024 Fee Schedule, Rodriguez/Fariello 8/0 Motion Passed

The meeting moved into Executive Session at 7:08 pm

Submitted by:



Maryann Rodriguez, Board Secretary



Board Meeting Minutes

November 3, 2023

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

Board Members Absent:

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending: 52 Registered, with 26 attending

Proceedings: Called to order by President Ken Nevil at 7:00 om

Acceptance of Minutes: Minutes approved by the consensus of the Board

September 8, 2023, Open Meeting

September 8, 2023, Executive Session

October 25, 2023, Open Meeting

October 25, 2023. Executive Session

Treasurers Report: Approved by consensus of the Board

Manager's Announcement and Operational Reports:

Old Business:

None

New Business:

- 2023-40 Motion to dissolve Architecture Review Board, Kone/Montalvo, 9/0 Motion Passed
- 2023-41 Motion to form Architecture Review Committee, Bonet/Rodriguez, 9/0 Motion Passed
- 2023-42 Motion to Approve Architecture Review Committee Members:
Nancy Padilla, Mary Alexander, and Patsy Ortiz, Hampp/Rodriguez 9/0 Motion Passed
- 2023-43 Motion to approve Nancy Padilla as the Architecture Review Committee Chair,
Hampp/Kone, 9/0 Motion Passed
- 2023-44 Motion to amend the Committee Manual to remove the language of ARB and add
ARC, Fariello/Rodriguez, 9/0 Motion Passed
- 2023-45 Motion to amend the Rules and Regulations due to the recorded amendments to the
Declaration of Covenants, Rodriguez/Kone 9/0, Motion Passed.
- 2023-46 Motion to ratify approval of the Generator Project to include purchase, electrical
installation, and line excavation. Bonet/Rodriguez, 9/0 Motion Passed
- 2023-47 Motion to award the 2023-2024 Equipment Bid to Pappillion and Moyer,
Rodriguez/Fariello, 9/0 Motion Passed

The meeting moved into Executive Session at 7:23 pm.

Submitted by:


Maryann Rodriguez, Board Secretary