



Board Meeting Minutes

January 7, 2022

Board Members in Attendance: Ken Nevil, President; Sandra Bonet, Secretary; Christine Morton, Charles Fariello, Chris Hoffman, Dee Lowe

Board Members Absent: David Montalvo, Jose Padilla, Robert Hampp

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Public in attendance: 40 registered with 18 attendees

Proceedings: Called or by President Ken Nevil at 7:01 pm

Acceptance of Minutes:

November 5, 2021, Open Meeting minutes accepted by consensus

November 5, 2021, Executive minutes accepted by consensus

Note: December 3, 2021, Meeting Cancelled due to lack of business

Treasurers Report:

2022-001 Motion to accept the Treasurer's Report, Hoffman/Fariello 6/0 Motion Carried

Manager's Announcement and Operational Reports: Accepted by Consensus

Old Business:

New Business:

2022-002 Approval of the appointment of Bettyanne Nevil as Chairperson to Appeals
Bonet/Hoffman 6/0 Motion Carried

2022-002 Motion to Approve the 2021 Carry Over:

Community Center - Generator \$ 45,000.00

Heavy Machinery – Mini Excavator \$ 87,000.00

Reserve Study - \$ 9,000.00

Fariello/Bonet 6/0 Motion Passed

2022-003 Appoint Owens and Co as the 2022 Judge of Elections Hoffman/Lowe 6/0 Motion
Carried

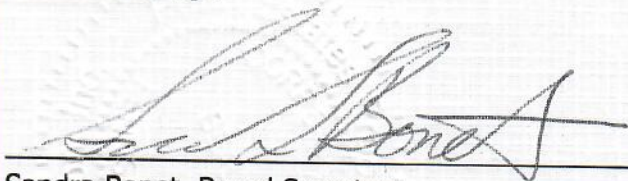
2022-004 Motion to set the 2022 Record Date of March 23, Fariello/Lowe, 6/0 Motion Carried

2022-005 Motion to hold the 2022 Annual meeting Via Zoom due to Covid high positivity rate
Nevil/Bonet 6/0 Motion Carried

The consensus of the board to hold 2022 Meet the Candidates at the March meeting and discuss
the opening of amenities and having events in February

Meeting moved into Executive Session at 7:58 pm

Submitted by:

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

Sandra Bonet, Board Secretary



Board Meeting Minutes

February 4, 2022

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

Board Members Absent:

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Public in attendance:

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

Acceptance of Minutes:

February 4, 2022, Open Meeting
February 4, 2022, Executive Session

Accepted by consensus of the board

Treasurers Report:

2022-006 Motion to accept the Treasures Report, Padilla/Bonet 9/0 Motion Passed

Manager's Announcement and Operational Reports:

Accepted by consensus of the board

Old Business:

New Business:

2022-007 Authorize the Community Manager to open the Fitness Center and Recreations Center when the positivity rate drops below 15% - Nevil/Hampp 9/0 Motion Passed

Membership informed of the candidates for the 2022 election

Meeting moved into Executive Session at 7:27 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

March 4, 2022

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

Board Members Absent: Jose Padilla, Treasurer

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance: 71 Registered and 34 Attending
Maryanne Rodriguez attended a guest - Meet the Candidates

Proceedings: Called or by President, Ken Nevil at 7:01 PM

Acceptance of Minutes:

February 4, 2022, Open Meeting Accepted by Consensus

February 4, 2022, Executive Accepted by Consensus

Treasurers Report:

2022-008 Motion to accept the Treasurer's Report Montalvo/Hoffman 7/0 Motion Passed

Manager's Announcement and Operational Reports:

2022-009 Motion to accept the Mangers Announcements and Operational Reports Hoffman/Fariello 7/0 Motion Passed

Old Business:

2022-2009 Motion to amend the opening plan to allow for outdoor events with no restrictions and indoor events for vaccinated members or those eligible for exemption 7/0 Bonet/Fariello Motion Passed


New Business:

2022-010 Approve the Oak Room for the location of the 2022 Annual Meeting of the members Nevil/Hampp 6/1 Ms. Bonet is opposed

2022-011 Authorized the release of the proposed amendments to the membership for approval Hoffman/Bonet 7/0 Motion Passed

Meeting moved into Executive Session at 8:16 PM

Submitted by:



Sandra Bonet, Board Secretary



Board Meeting Minutes

April 8, 2022

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

Board Members Absent: Jose Padilla, Treasurer

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Public in attendance: 39 registered with 24 attending

Proceedings: Called or by President, Ken Nevil at 7:00 pm

Acceptance of Minutes:

March 4 Open Meeting – Accepted by Consensus of the Board

March 4 Executive Meeting- Accepted by Consensus of the Board

Treasurers Report:

2022-12 Motion to accept the Treasurers Report Fariello/Bonet 7/0 Motion Passed

Manager's Announcement and Operational Reports:

Accepted by Consensus of the Board

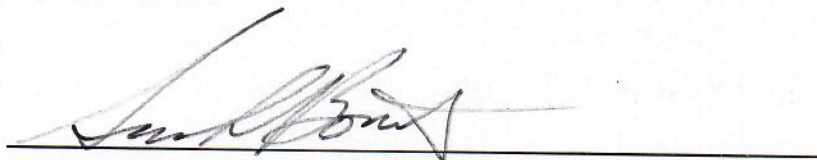
Old Business: None

New Business:

- 2022-13 Motion to amend Rules and Regulations Amendment - Gate Access Hampp/Bonet
Motion Passed 7/0
- 2022-14 Motion to amend Rules and Regulations to include regulations for the Dog Park
Bonet/Hampp 7/0 Motion Passed
- 2022-15 Motion to amend the Covid-19 Response Opening Plan Hampp/Hoffman Motion
Passed 7/0
- 2022-16 Motion to accept the 2021 Audit Fariello/Morton Motion Passed 7/0

Meeting moved into Executive Session at 7:28 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

May 18, 2022

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

Board Members Absent:

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance: 7 registered with 3 attending

Proceedings: Called or by President, Ken Nevil at 7:00 pm


New Business:

Opened the 2022 Road Maintenance bids submitted by H&K and Papillion and Moyer. Due to erroneous figures by H&K, the bid has been reopened to both parties. The community manager will contact both bidders.

2022-13 Appointment of the 2022 -2023 Volunteers

Meeting moved into Executive Session at 7:28 PM

Submitted by:


Sandra Bonet, Board Secretary



Board Meeting Minutes

June 3, 2022

Board Members in Attendance: Ken Nevil, President; David Montalvo, Vice-President (joined 7:06); Christine Morton, Treasurer (joined 7:07); Sandra Bonet, Secretary; Abe Kone, Robert Hampp, Charles Fariello, Chris Hoffman, Maryann Rodriguez

Board Members Absent:

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance: eighteen registered, with nine attending

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

Acceptance of Minutes:

April 8, 2022 Open Meeting - accepted by consensus of the board

April 8, 2022, Executive Session - accepted by consensus of the board

May 18, 2022 Special Meeting - accepted by consensus of the board

May 18, 2022 Executive Session - accepted by consensus of the board

Treasurers Report:

2022-2014 Motion to accept treasurers report Kone/Bonet 9/0 motion passed

Manager's Announcement and Operational Reports:

Accepted by consensus

Old Business:

2022-15 Motion to award the 2022 Road Maintenance Bid to Papillion and Moyer, Bonet/Kone 9/0
Motion passed

New Business:

It was announced to the membership of Black Knight Security is leaving the region, and the Board of Directors has elected to establish an in-house Public Safety Department.

Meeting moved into Executive Session at 7:29 pm

Submitted by:

A handwritten signature in black ink, appearing to read 'Sandra Bonet', is written over a horizontal line. The signature is stylized with large loops and a sharp cross at the end.

Sandra Bonet, Board Secretary





Board Meeting Minutes

July 8, 2022

Board Members in Attendance: Ken Nevil, President; David Montalvo, Vice-President; Christine Morton, Treasurer; Charles Fariello, Abe Kone, Maryann Rodriguez

Board Members Absent:

Chris Hoffman Sandra Bonet Robert Hampp,

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending: 24 registered with 12 attending

Proceedings: Called or by President, Ken Nevil at 7:00 pm

Acceptance of Minutes:

June 3, 2022, Open Meeting Accepted by Consensus

June 3, 2022, Executive Session Accepted by Consensus

Treasurers Report:

2022-16 Motion to accept treasurers report Rodriguez/Montalvo 6/0 Motion Passed

Manager's Announcement and Operational Reports:

Accepted by consensus

Old Business:

None

New Business:

2022-17 Motion to purchase three Ford Interceptors, F350, and Explorer funded by capital account Rodriguez/Montalvo 6/0 Motion Passed

2022-18 Motion to appoint Nancy Padilla as Chair of ARB Kone/Fariello

2022-19 Motion to allow the use of fitness center to those registered who are 16 years of age or older. Children 15 years old or younger are prohibited from entry. Rodriguez/Kone 6/0 Motion Passed

Meeting moved into Executive Session at 7:19 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

August 5, 2022

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: 26 Registered with 12 in attendance

Proceedings: Called or by President Ken Nevil at 7:00 pm

Acceptance of Minutes:

July 8, 2022, Open Meeting

July 8, 2022, Executive Session

Approved by Consensus

Treasurers Report:

2022-20 Motion to approve Kone/Hampp 8/0 Motion Passed

Manager's Announcement and Operational Reports: Approved by consensus

Old Business:

New Business:

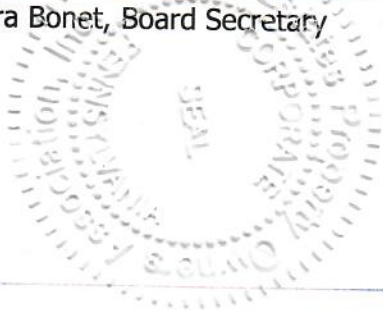
- 2022-21 Motion to award the 2022-2023 Equipment Bid conditionally upon the Community Managers review to Papillion and Moyer Kone/Hampp 8/0 motion Passed
- 2022-22 Motion to amend the Rules and Regulations
Articles II, III and V
Articles XIX
Fitness Center
Bonet/Montalvo 8/0 Motion Passed
- 2022-23 Motion Community Pools and Lake will be at Swim at Your Own Risk
Until Labor Day 2022 due to lifeguard shortage. Hampp/Kone 8/0 Motion Passed

Meeting adjourned and moved into Executive Session at 7:28 pm

Submitted by:

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

Sandra Bonet, Board Secretary





Board Meeting Minutes

October 7, 2022

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

Board Members Absent:

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending: 17 Registered, with 7 attending

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

Acceptance of Minutes:

August 5, 2022, Open Meeting – Approved by consensus of the Board

August 5, 2022, Executive Session – Approved by consensus of the Board

September 21, 2022, Executive Session - Approved by consensus of the Board

Treasurers Report:

2022-024 Motion to accept the Treasurer's Report; Kone/Bonet 9/0 Motion Passed

Manager's Announcement and Operational Reports: Accepted by consensus of the Board

Old Business: None

New Business:

2022-025 Motion to appoint Anna Duszka to the Election Committee

Jerome Duszka to the Finance Committee

Fariello/Bonet 9/0 Motion Passed

2022-026 Motion to approve Roof Repairs to the Pavilion and Gazebo in the amount of \$ 3080.00, funds to be taken from the Capital Account. Hampp/Montalvo 9/0 Motion Passed

2022-027 Motion to allow the use of the Fitness Center to employees under a Wellness Program
Bonet/Kone 9/0 Motion Passed

Meeting moved into Executive Session at 7:27 pm

Submitted by:

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

Sandra Bonet, Board Secretary



Board Meeting Minutes

October 19, 2022

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

Board Members Absent: Sandra Bonet

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 8 Registered, with 4 attending

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

New Business:

Motion to approve the 2023 Budget – (Operating and Capital) Hampp/Fariello 8/0 motion passed
Motion to approve the 2022-2023 Fee Schedule Hoffman/Hampp 8/0 Motion passed

Adjourned 7:27 pm

Submitted by:

Sandra Bonet, Board Secretary



Board Meeting Minutes

November 4, 2022

Board Members in Attendance: Ken Nevil, President; David Montalvo, Vice-President; Christine Morton, Treasurer (Joined 7:07 pm); Sandra Bonet, Secretary; Robert Hampp, Charles Fariello, Abe Kone, Maryann Rodriguez (Joined 7:11 pm)

Board Members Absent: Chris Hoffman

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 15 Registered, with 8 attending

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

Acceptance of Minutes:

October 7, 2022, Open Meeting – Approved by consensus of the Board

October 7, 2022, Executive Session – Approved by consensus of the Board

Treasurers Report:

2022-028 Motion to accept the Treasurer's Report; Fariello/Montalvo 8/0 Motion Passed

Manager's Announcement and Operational Reports: Accepted by consensus of the Board

Old Business: None

New Business:

2022-029 Motion to appoint the following to the Election Committee

1. Leonardo Chamorro
2. Mildred Rivera

Fariello/Kone 8/0 Motion Passed

2022-030 Motion to appoint the following to the Recreation Committee:

1. Leonardo Chamorro
2. Mildred Rivera
3. Melisa Ransome
4. Angela Manning
5. Lindsey Texeira
6. Zora Lechene

Hampp/Rodriguez 8/0 Motion Passed

Meeting moved into Executive Session at 7:22 pm

Submitted by:

A handwritten signature in black ink, appearing to read 'Sandra Bonet', is written over a horizontal line. The signature is stylized with a large, sweeping 'S' and a distinct 'B'.

Sandra Bonet, Board Secretary