



Board Meeting Minutes

January 8, 2021

Board Members in Attendance: Sandra Bonet, President; David Montalvo, Vice-President; Christine Morton Secretary (signed on at 7:51 pm); Ken Nevil, Charles Fariello, Chris Hoffman

President Bonet announced the resignation of Director Gary Conforte

Board Members Absent: Jose Padilla, Robert Hampp

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance:

Proceedings: Called or by President Sandra Bonet at 7:32 pm

Acceptance of Minutes:

2021-001 Motion to accept the December 4, 2020, Open Minutes Nevil/Fariello 5/0, Motion Passed

2021-002 Motion to accept the December 4, 2020, Executive Session Nevil/Hoffman, Motion Passed 5/0

Treasurers Report:

2021-003 Motion to accept the Decembers Treasurers Report Nevil/Montalvo 6/0, Motion Passed 5/0

- Secretary Christine Morton signed on at 7:51 pm

Manager's Announcement and Operational Reports:

2021-004 Motion to accept the December Reports Fariello/Nevil 6/0, Motion Passed

Old Business

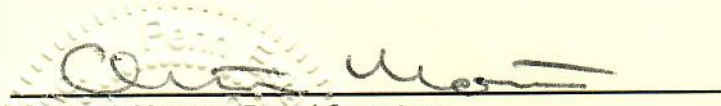
New Business:

2021-004 Committee structure Amended note the resignation of Rosemary Elliot from the Recreation Committee Montalvo/Nevil 6/0, Motion Passed

2021-005 Motion to repeal Rules and Regulations Article XIV Pets and Wildlife No. 10 that prohibits the feeding of such animals 5/1 President Bonet opposed, Motion Passed

Meeting moved into Executive Session at 8:37pm

Submitted by:



Christine Morton, Board Secretary





Board Meeting Minutes

February 5, 2021

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

Board Members Absent:

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance: 58 registered for the meeting, with 17 attending

Proceedings: Called or by President Sandra Bonet at 7:31 pm

Acceptance of Minutes:

2021-006 Motion to accept January 8, 2021, Open Minutes Nevil/Hoffman 7/0 Motion Passed
Mr. Padilla abstained

2021-007 Motion to accept January 8, 2021, Executive Fariello/Nevil 7/0 Motion Passed
Mr. Padilla abstained

Treasurers Report:

2021-008 Motion to accept the January Treasurers Report Padilla/Bonet 8/0 Motion Passed

Manager's Announcement and Operational Reports:

2021-009 Motion to accept the January Managers Announcement and Operational Reports
Nevil/Padilla 8/0 Motion Passed



Board Meeting Minutes

March 5, 2021

Board Members in Attendance: Sandra Bonet, President; David Montalvo, Vice-President; Jose Padilla, Treasurer (joined meeting at 8:01 pm); Christine Morton Secretary; Robert Hampp, Ken Nevil (joined meeting at 7:34 pm), Charles Fariello, Chris Hoffman, Dee Lowe

Board Members Absent: 0

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance: 57 Registered 21 Attended

Proceedings: Called or by President, Sandra Bonet at xxx

Appointment of Director

2021-016 Motion to appoint Dee Lowe to the Board of Directors Hampp/Montalvo 7/0

Acceptance of Minutes:

2021-017 Motion to accept February 5, 2021, Open Minutes Fariello/Hampp 7/0 Motion Passed
Ms. Lowe abstained

2021-018 Motion to accept February 5, 2021, Executive Session Nevil/Hoffman 7/0 Motion Passed
Ms. Lowe abstained

Treasurers Report:

2021-019 Motion to accept February Treasurers Report Hampp/Nevil 8/0 Motion Passed

Manager's Announcement and Operational Reports:

2021-020 Motion to accept Mgrs. Announcements and Operational Reports Hoffman/Nevil 8/0 Motion Passed

Old Business: None

New Business:

Announced to the membership the 2021 Election Lottery will not take place as there are fewer candidates than open board seats.

Meet the Candidates – Membership was afforded the opportunity to meet the candidates that will be seated at the Annual Meeting

Meeting adjourned 8:18 PM

Submitted by:



Christine Morton, Board Secretary



Board Meeting Minutes

April 2, 2021

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

Board Members Absent: Chris Hoffman

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members in attendance: 39 registered with 9 in attendance

Proceedings: Called to order by President, Sandra Bonet at 7:01 pm

Acceptance of Minutes:

2021-0021 Motion to accept March 5, 2021 Open Hampp/Nevil 8/0 motion passed

2021-0022 Motion to accept March 5, 2021 Executive Padilla/Bonet 8/0 motion passed

Treasurers Report:

2021-0023 Motion to accept the March Report Nevil/Hampp 8/0 motion passed

Manager's Announcement and Operational Reports:

2021-0024 Motion to accept Mgrs. announcements and operational reports Lowe/Fariello 8/0 motion passed

Old Business: None

New Business:

- 2021-0025** Motion to approve Social Media Policy A-009 Nevil/Hampp 7/1 Director Montalvo opposed
- 2021-0026** Motion to approve Reopening Plan Nevil/Padilla 8/0 Motion passed
- 2021-0027** Motion to amend Rules and Regulations Article XIX 4 (c) Fencing Colors - fencing shall be Grey, Black or Brown Tones, white not allowed Nevil/Bonet 7/1 Motion passed
Director Montalvo opposed
- 2021-0028** Motion to approve amendment to the Black Knight Contract to increase ACA hourly rate to \$ 1.75. Lowe/Padilla 8/0 Motion passed
- 2021-0029** Motion to allocate additional funds (\$ 1,844.09) for the purchase of a repeater Hampp/Nevil 8/0 Motion Passed
- 2021-0030** Motion to accept the 2019/2020 Financial Audit Fariello/Nevil 8/0

Meeting moved into Executive Session at 8:44 pm

Submitted by:



Christine Morton, Board Secretary



Board Special Meeting Minutes

April 29, 2021

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

Board Members Absent: Jose Padilla, Christine Morton

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members in attendance: 37 registered with 9 in attendance

Proceedings: Called to order by President, Sandra Bonet at 7:01 pm

Business:

- 2021-031** Motion to award the 2021 Road Maintenance improvements to Papillon and Moyer. Community Manager is authorized to use remaining budgeted funds for additional improvements to the infrastructure. Nevil/Hampp 7/0 motion passed
- 2021-032** Motion to amend Policy A-001 Retention Policy Bonet/Hoffman 7/0 motion passed
- 2021-033** Motion to amend Policy A-003 Reasonable Accommodation Lowe/Montalvo 7/0 motion passed
- 2021-034** Motion to amend Policy A-011 Enforcement of BOD Code of Conduct Violations Nevil/Lowe 7/0 motion passed
- 2021-035** Motion to repeal Code of Ethics Nevil/Lowe 7/0 motion passed
- 2021-036** Motion to amend Policy A-012 Account Delinquency Policy of Board/Candidate Hampp/Nevil 7/0 motion passed

Meeting moved into Executive Session at 7:35 pm

Submitted by:

Christine Morton, Board Secretary



Board Special Meeting Minutes

May 12, 2021

Board Members in Attendance: Ken Nevil, President; David Montalvo, Vice-President; Jose Padilla, Treasurer (joined the meeting at 7:33 pm); 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: 48 Registered with 23 in Attendance

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

Business:

2021-0037 Motion to approve the committee structure Hampp/Bonet 8/0 motion passed

2021-0038 Motion to approve amended reopening plan Bonet/Montalvo 8/0 motion passed

2021-0039 Motion to approve Board Meeting schedule to amend the time to 7:00 pm
Bonet/Montalvo 8/0 motion passed

2021-0040 Motion to authorizes the purchase of five Phillips Heartstart AED in the count of \$ 7,219.00
Funded by capital account Hampp/Bonet 9/0 motion passed

Meeting moved into Executive Session at 7:44 am

Submitted by:

Sandra Bonet, Board Secretary



Board Meeting Minutes

June 4, 2021

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

Board Members Absent: Robert Hamppe, Chris Hoffman, Dee Lowe, Jose Padilla

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance: 44 Registered with 19 attending

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

Acceptance of Minutes:

2021-0041 Motion to approve the April 2, 2021, Open Minutes Fariello/Bonet 5/0 Motion Passed

2021-0042 Motion to approve the April 2, 2021, Executive Session Bonet/Fariello 5/0 Motion Passed

2021-0043 Motion to approve the April 29, 2021, Special Minutes Fariello/Bonet 5/0 Motion Passed

2021-0044 Motion to approve the April 29, 2021, Executive Session Bonet/Fariello 5/0 Motion Passed

2021-0045 Motion to approve the May 12, 2021, Special Meeting Fariello/Bonet 5/0 Motion Passed

2021-0046 May 12, 2021, Executive Session

Treasurers Report:

2021-0047 Motion to accept the Junes Treasurer's Report Bonet/Fariello 5/0 Motion Passed

Manager's Announcement and Operational Reports:

Discussion pursued regarding accepting minutes and reports by consensus. The board agrees moving forward they will be accepted by consensus of the Board of Directors.

Board accepted the Managers and Operational Reports by consensus

Old Business: None

New Business:

2021-0048 Motion by Bonet/Fariello to appoint the following Chairpersons:

Appeals, Stephaine Joy-Lewis; Finance Committee, Sandra Bonet; Recreation, Maria Montalvo
Community Safety, Ralph Chubbuck, Communications, Michael Tyrrell – Motion Passed 5/0

2021-0049 Motion to approved Resolution to Petition Monroe to amend Lot 228C to Class 6
Montalvo/Bonet 5/0 Motion Passed

2021-0050 Motion to transfer partial 2020 Surplus in the amount of \$233,265.24 to
Capital Reserve Account. Fariello/Montalvo 5/0 Motion Passed

2021-0051 Motion to amend Rules and Regulation - Fence Rear Setback from 20' to 10'.
Bonet/Montalvo 5/0 Motion Passed

2021-0052 Motion to terminate Office 365 individual Board Members Email Accounts
Bonet/Fariello 5/0 Motion Passed

Meeting moved into Executive Session at 7:49 pm

Submitted by:



Sandra Bonet, Board Secretary





Board Meeting Minutes

July 9, 2021

Board Members in Attendance: Ken Nevil, President; David Montalvo, Vice-President; Sandra Bonet, Secretary; Christine Morton (joined 7:14 pm) Robert Hampp, Charles Fariello, Dee Lowe

Board Members Absent: Chris Hoffman, Jose Padilla

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance: 48 registered 29 attended

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

Acceptance of Minutes:

June 4, 2021, Open Meeting accepted by consensus of the Board

June 4, 2021, Executive Session accepted by consensus of the Board

Treasurers Report:

2021-053 Motion to approve the Treasurers Report Bonet/Hampp 6/0 Motion Passed

Manager's Announcement and Operational Report

2021-054 Motion to approve the Managers and Operational Reports Hampp/Bonet
6/0 Motion Passed

Old Business: None

New Business:

- 2021-055 Motion to appoint Leo Tyrrell to Recreation Committee, Bonet/Fariello 7/0 Motion Passed
- 2021-056 Motion to approved Revision of the Opening Plan, Bonet/Fariello 7/0 Motion Passed
- 2021-057 Motion to approve transfer \$100,000.00 from 2020 Year End Surplus to Capital Reserves, Montalvo/Fariello 7/0 Motion Passed
- 2021-058 Motion to approved amendment to Rules and Regulations Article IX Pool Rules – Diapers, Hampp/Bonet 7/0 Motion Passed
- 2021-059 Motion to approve Emergency Infrastructure Repairs - \$250,000 Funded From Capital, Bonet/Montalvo 7/0 Motion Passed

Adjourned 8:03 pm

Submitted by:



Sandra Bonet, Board Secretary





Board Meeting Minutes

August 6, 2021

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

Board Members Absent: Jose Padilla, Treasurer, Chris Hoffman

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Public in attendance: 38 registered with 12 attendees

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

Acceptance of Minutes:

July 9, 2021, Open Meeting – Accepted by consensus

July 9, 2021, Executive Meeting – Accepted by consensus

Treasurers Report:

2021-060 Motion to accept the Treasurer Report Bonet/Fariello 7/0 Motion Carried

Manager's Announcement and Operational Reports:

2021-061 Motion to accept the Mgr and Operational Reports Hampp/Bonet 7/0 Motion Carried

Old Business:

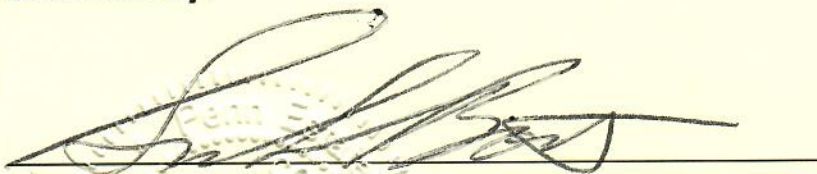
New Business:

2021-062 Motion to amend PTO to include Martin Luther King Day as a paid holiday, Lowe/Hampp 7/0
Motion Passed

2021-063 Motion to disband the Community Safety Committee Bonet/Hampp 7/0
Motion Passed

Meeting moved into Executive Session at 7:25 pm

Submitted by:



Sandra Bonet, Board Secretary





Board Meeting Minutes

September 7, 2021

Board Members in Attendance: Ken Nevil, President; David Montalvo, Vice-President; Jose Padilla, Treasurer (left the meeting at 7:44 pm); 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

Members in attendance: 32 Registered 17 Attended

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

Acceptance of Minutes:

August 6, 2021, Open and Executive Session approved by consensus

Treasurers Report:

2021-064 Motion to accept Treasurers Report, Padilla/Hoffman 9/0 Motion Passed

Manager's Announcement and Operational Reports:

2021-065 Motion to accept Managers Announcement and Operational Reports Fariello/Hampp 9/0 Motion Passed

Old Business: None

New Business:

2021-066 Motion to approve Heather Loyson to Floating Volunteers, Hampp/Padilla 9/0, Motion Passed

2021-067 Motion to amend Fee Schedule, Bonet/Padilla 9/02, Motion Passed

2021-068 Motion to Award Equipment Bid to Papillion and Moyer, Padilla/Hampp 9/0, Motion Passed

2021-069 Motion to Deny Temporary Speed Bump on Somerset Dr, Nevil/Padilla 9/0, Motion Passed

2021-070 Motion to amend Opening Plan all activities paused. Board will review future activities at their January 2022 Meeting, Nevil/Bonet 9/0, Motion Passed

2021-071 Motion to approve the purchase of a Debris Loader (leaf Vac) \$6514.05 funds allocated From Capital Reserve Account, Padilla/Bonet 9/0, Motion Passed

Meeting moved into Executive Session at 7:54 pm

Submitted by:



A handwritten signature in black ink, appearing to read 'Sandra Bonet', is written over a faint circular official seal. The seal contains the text 'Perry Township Association' and '1900'.

Sandra Bonet, Board Secretary



Board Meeting Minutes

October 1, 2021

Board Members in Attendance: Ken Nevil, President; David Montalvo, Vice-President; Jose Padilla, Treasurer; Sandra Bonet, Secretary; Christine Morton (Joined 7:14 pm) Robert Hampp, Charles Fariello, Chris Hoffman, Dee Lowe

Board Members Absent:

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members in attendance: 29 Registered with 14 Attending

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

Acceptance of Minutes:

September 10, 2021, Open Accepted by Consensus

September 10, 2021. Executive Accepted by Consensus

2021-072 Motion to accept the Treasurer's Report, Padilla/Bonet 8/0 Motion Passed

2021-073 Motion to accept the Manager's Announcement and Operational Reports
Padilla/Bonet 8/0 Motion Passed

Old Business: None

New Business:

The Board of Directors recognized Naomi Gauntlet and Courtney Dinkel for their continued service in assisting in securing adoptions and care for lost and abandoned animals.

2021-074 Motion to approve emergency repairs to Hyland Drive Culvert (225 cross over) in the amount of \$ 78,600.00 to be funded out of Reserve Account Padilla/Montalvo 8/0 Motion Passed

2021-075 Motion to approve emergency pipe replacement Academy and Belaire in the amount of \$ 15,055.18 to be funded out of Reserve Account Bonet/Fariello 9/0 Motion Passed

2021-076 Motion to award the contract to Potcher Construction for the repairs to the Oak Room and reroof of the main roof, Chill Grill extension, and Entranceway roof. Funding of repairs not covered by insurance proceeds from the Reserve Account Padilla/Hampp 9/0 Motion Passed

2021-077 Motion to appoint Anna Duszka to the Election Committee and Jerome Duszka to the Finance Committee, Bonet/Hampp 9/0 Motion Passed

Meeting adjourned into Executive Session at 7:24 pm

Submitted by:



Sandra Bonet, Board Secretary





Board Special Meeting Minutes

October 25, 2021

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: 20 Registered with 5 Attendees


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

New Business:

2021-078 Motion to approve the 2022 Operating and Capital Budget, Hampp/Hoffman
9/0 Motion Carried

2201-079 Motion to approve the 2021-2022 Fee Schedule, Bonet/Padilla 9/0 Motion Carried
Meeting adjourn at 7:07 pm

Submitted by:


Sandra Bonet, Board Secretary



Board Meeting Minutes

November 5, 2021

Board Members in Attendance: Ken Nevil, President; David Montalvo, Vice-President (Joined 7:05 PM); Sandra Bonet, Secretary; Christine Morton Robert Hampp, Charles Fariello, Chris Hoffman, Dee Lowe

Board Members Absent: Jose Padilla

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Public in attendance:

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

Acceptance of Minutes:

October 1, 2021, Open Meeting - Accepted by Consensus
October 1, 2021, Executive Session – Accepted by Consensus

Treasurers Report:

2021-078 Motion to accept the Treasurers Report Bonet/Hoffman 8/0 Motion Carried

Manager's Announcement and Operational Reports:

2021-079 Motion to accept the Managers Report Hampp/Fariello 8/0 Motion Carried

Old Business: None

New Business:

2021-080 Motion to accept the resignation of Stephanie Lewis Hampp/Fariello 8/0 Motion Passed

2021-081 Motion to amend the Committee Manual, Morton/Montalvo 8/0 Motion Passed

2021-082 Motion to amend the Rules and Regulations:

Amenity Access

Vehicle Access

Rental Registration Policy

Low/Montalvo 8/0 Motion Passed

2021-083 Motion to move specific accounts to CIT Bank Hampp/Bonet 8/0 Motion Passed

2021-084 Motion to approve the Concessionaire Agreement Montalvo/Hampp 8/0 Motion Passed

Meeting moved into Executive Session at 7:35 pm

Submitted by:



Sandra Bonet, Board Secretary

