



Board Meeting Minutes

July 10, 2020

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

Board Members Absent:

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Public in attendance: Zoom registrations 37; 22 attendees

Proceedings: Called or by President, Sandra Bonet at 7:02 pm

Acceptance of Minutes:

2020-0047 Motion to accept June 5, 2020 Open, Hampp/Morton- Motion Passed 8/0
Mr. Hoffman Abstained

2020-0048 Motion to accept June 5, 2020 Executive, Padilla/Nevil – Motion Passed 8/0
Mr. Hoffman Abstained

Treasurers Report:

2020-0049 Motion to accept, Nevil/Padilla, Motion Passed 9/0

Manager's Announcement and Operational Reports:

2020-0050 Motion to accept, Padilla/Fariello, Motion Passed 9/0

Old Business

New Business:

2020-0051 Motion to approve committee structure changes Nvil/Morton 9/0 Motion Passed

- (a) Appointment of Robin and Jennifer Nicholson to Communications
- (b) Appointment of Chairpersons:
 - i. ARB - Nancy Padilla
 - ii. Communications – Michael Tyrell
 - iii. Safety – Ralph Chubbuck
 - iv. Appeals – Stephanie Lewis
 - v. Finance – Maria Montalvo

2020-0052 Consider the Placement of four way stop signs at Lakeside and Stonehenge Dr – Motion to table Hampp/Montalvo - 9/0 Motion Carried

2020-0053 Motion to amend Rules and Regulations and repeal Article XIX section 6. D. Signs Padilla/Hampp 9/0 – Motion Passed

2020-0054 Motion to amend Article VII Motor Vehicle requiring operator of vehicle to present drivers license upon request Padilla/Hampp 9/0 Motion Passed

Meeting move into Executive Session at 8:55 PM

Submitted by:


Christine Morton, Board Secretary



Board Meeting Minutes

August 7, 2020

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

Board Members Absent:

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance: 38

Proceedings: Called or by President, Sandra Bonet at 7:30 pm

Acceptance of Minutes:

2020-0055 Motion to accept July 10, 2020 Open Meeting Padilla/Hoffman 8/0 Motion Passed

2020-0056 Motion to accept July 10, 2020 Executive Session Padilla/Nevil 8/0 Motion Passed

Treasurers Report:

2020-0057 Motion to accept Padilla/Hampp 9/0 Motion Passed

Manager's Announcement and Operational Reports:

2020-2058 Motion to accept Morton/Nevil 9/0 Motion Passed

Old Business:

Placement of Traffic Control and signage study – Removed from agenda, awaiting proposal from Engineering firm

New Business:

2020-2059 Motion to Divest Association Asset (2005 Ford Escape) Nevil/ Hampp 9/0 Motion Passed

2020-2060 Motion to Amend Employee Manual to include the day after Thanksgiving as a paid holiday Montalvo/Nevil 9/0 Motion Passed

2020-2061 Motion to record Public Safety Telephone Communications Bonet/Padilla 9/0 Motion Passed

2020-2062 Motion to transfer \$252,656.00 of 2019 Surplus to the Reserve Account Padilla/Nevil 9/0 Motion Passed

2020-2063 Motion to ratify Pipe Replacement Hyland Drive \$14,444.44 Padilla/Nevil 9/0 Motion Passed

2020-2063 Motion to allocate funds for Storm Pipe Replacement Melbourne Drive \$ 11,100.00 Nevil/Montalvo 9/0 Motion Passed

Member Comment

Meeting move into Executive Session at 8:34 pm

Submitted by:

Christine Morton, Board Secretary



Board Meeting Minutes

September 11, 2020

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

Board Members Absent: Gary Conforte

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance: 38 Via Zoom

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

Acceptance of Minutes:

2020-2065 Motion to accept the August 7, 2020 Open Meeting Minutes Padilla/Fariello 8/0 Motion passed

2020-2066 Motion to accept the August 7, 2020 Executive Session Minutes Padilla/Hampp 8/0 Motion Passed

2020-2067 Motion to accept the August 20, 2020 Executive Session Minutes Padilla/Montalvo 8/0 Motion Passed

Treasurers Report:

2020-2068 Motion to accept the August Treasurer's Report Padilla/Nevil 8/0 Motion Passed

Manager's Announcement and Operational Reports:

2020-2069 Motion to accept the August Reports Padilla/Fariello 8/0 Motion Passed

Old Business

New Business:

New Business:

2020-2070 Motion to accept the committee structure changes Padilla/Montalvo 8/0 Motion Passed

a. Resignations

- i. Chris Wautel from Recreation
April Yeager from Recreation
- ii. Angelique Short from Finance

b. Appointments

- i. Chris Wautel to Floating Volunteer Pool
April Yeager to Floating Volunteer Pool
Heather Loyson to Floating Volunteer Pool
- ii. Bettyanne Nevil to Community Safety Committee

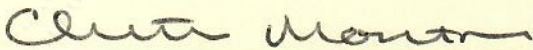
2020-2071 Motion to amend the Rules and Regulation to allow for Incidental Parking Nevil/Padilla
8/0 Motion Passed

2020-2072 Motion to amend the Rules and Regulation to allow for Recreational Burning (Firepits)
Padilla/Montalvo 8/0

2020-2073 Motion to begin the process of releasing Proposed Declaration of Covenants to the
Membership Padilla/Hampp 8/0 Motion Passed

Meeting moved into Executive Session at 8:35 PM

Submitted by:



Christine Morton, Board Secretary



Board Meeting Minutes

October 2, 2020

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

Board Members Absent: Gary Conforte, David Montalvo, Vice-President

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Public in attendance: 36 Via Zoom

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

Acceptance of Minutes:

2020-0074 Motion to accept the September 11, 2020 Open Meeting Minutes Padilla/Fariello 7/0 Motion passed

2020-0075 Motion to accept the September 11, 2020 Executive Session Minutes Padilla/Hampp 7/0 Motion Passed

Treasurers Report:

2020-0076 Motion to accept the September Treasurer's Report Padilla/Morton 7/0 Motion Passed

Manager's Announcement and Operational Reports:

2020-0077 Motion to accept the September Reports Padilla/Nevil 7/0 Motion Passed

Old Business

New Business:

New Business:

2020-0078 Motion to accept the amendment to "Fences" Nevil/Hoffman 7/0 Motion Passed

2020-0079 Motion to amend the Committee Manual Hampp/Nevil 7/0 Motion Passed

Meeting moved into Executive Session at 8:22 PM

Submitted by:



Christine Morton, Board Secretary



Board Special Meeting Minutes

October 22, 2020

Board Members in Attendance: Sandra Bonet, President; Robert Hampp, Ken Nevil, Chris Hoffman, Gary Conforte

Board Members Absent: David Montalvo, Vice-President Jose Padilla, Treasurer; Christine Morton Secretary; Charles Fariello,

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Public in attendance: 8 Via Zoom

Proceedings: Called or by President, Sandra Bonet at 7:00 pm

2020-0080 Motion to adopt the 2021 Operating and Capital Budget. Hampp/Bonet 5/0 Motion Passed

Meeting Adjourned at 7:08 PM

Submitted by:

Christine Morton, Board Secretary



Board Meeting Minutes

November 6, 2020

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

Board Members Absent:

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Public in attendance: 32 Via Zoom

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

Acceptance of Minutes:

2020-0080 Motion to accept the October 2, 2020 Open Minutes Hampp/Neville 9/0 Motion passed

2020-0081 Motion to accept the October 2, 2020 Executive Session Minutes Padilla/Fariello 9/0 Motion Passed

2020-0082 Motion to accept the October 22 Special Meeting Padilla/Morton 9/0 Motion passed

2020-0083 Motion to accept the November 2, 2020 Executive Minutes Fariello/Nevil 9/0

Treasurers Report:

2020-0084 Motion to accept the October Treasurer's Report Padilla/Morton 9/0 Motion Passed

Manager's Announcement and Operational Reports:

2020-0085 Motion to accept the October Reports Padilla/Nevil 7/0 Motion Passed

Old Business

New Business:

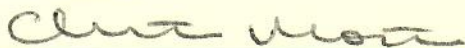
2020-0086 Motion to approve Amendment to Rules and Regulations – Article VI
(Rental Registration and Rental Policy) Conforte/Morton 9/0 Motion Passed

2020-0087 Motion to approve Amendment to Rules and Regulation – Article III
(Membership Identification and Access Control) Hampp/Fariello 9/0 Motion Passed

2020-0088 Motion to approve the 2020-2021 Fee Schedule Fariello/Conforte Motion Passed

Meeting moved into Executive Session at 8:10 pm

Submitted by:



Christine Morton, Board Secretary



Board Meeting Minutes

December 4, 2020

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

Board Members Absent: Jose Padilla

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Public in attendance: 28 Via Zoom

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

Acceptance of Minutes:

2020-0089 Motion to accept the November 6, 2020 Open Minutes Hampp/Neville 8/0 Motion passed

2020-0090 Motion to accept the November 6, 2020 Executive Session Minutes Hampp/Neville 8/0 Motion Passed

2020-0091 Motion to accept the November 24, 2020 Executive Minutes Fariello/Nevil 8/0

Treasurers Report:

2020-0092 Motion to accept the November Treasurer's Report Neville/Fariello 8/0 Motion Passed

Manager's Announcement and Operational Reports:

2020-0093 Motion to accept the November Reports Morton/Hampp 8/0 Motion Passed

Old Business

New Business:

2020-0094 Motion to appoint Robert Hampp to the Appeals Committee Neville/Morton 8/0 Motion Pass

2020-0095 Motion to approve 2020 Carry over Community Center Generator \$ 45,000.00 and Heavy Equipment \$125,000.00 Hampp/Neville 8/0 Motion Passed

2020-0096 Motion to approve the purchase of gas propane furnace w/AC to be paid out of Capital Neville/Hampp 8/0 Motion Passed

Meeting moved into Executive Session at 8:13 PM

Submitted by:



Christine Morton, Board Secretary

