



Open Board Meeting Minutes

August 2, 2024

Board Members in Attendance: David Montalvo, President; Charles Fariello, Vice President; Christine Morton, Treasurer; Abe Kone, Secretary; Keesha Bruno, Chris Hoffman, Mildred Rivera, Rosemary Elliott

Board Members Absent:

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending- 62 approved with 38 attending

Proceedings: Called to order by President Montalvo at 7:01 pm

2024-039 Motion to approve the July 12, 2024, Open Meeting Minutes, Kone/Hoffman 7/1
Ms. Elliott opposed the Motion Passed.

2024-040 Motion to approve the Financial Report, Hoffman/Morton, 5/3
Mr. Kone, Ms. Elliott, and Ms. Bruno opposed.

Old Business:

2024-041 Ratify motion to appoint Maria Montalvo as Chairperson to the Recreation Committee, Kone/Hoffman 8/0, Motion Passed

2024-042 Ratify motion to appoint Justine Santini to the Recreation Committee, Morton/Hoffman 7/1, Motion Passed. Ms. Bruno opposed

New Business:

2024-043 Motion to approve James Plum as Chairperson to the Finance Committee and Nancy Padilla to the Architectural Review Committee, Morton/Kone, 8/0 Motion Passed

2024-044 Motion to require a Background check to include PA State Criminal Checks and FBI clearance on those not resided in Pa for less than 10 years on all Recreation Committee, Floating Committee, and Candidates/Board Members Kone/Bruno 8/0, Motion Passed

2024-045 Motion to appoint Sebastian Neri to the vacant board seat with his term expiring May 3, 2025. Kone/Morton, 8/0 Motion Passed.

0224-045 Motion to include Mr. Neri in the August 2 Executive Session, Kone/Bruno 3/5, Motion Failed Mr. Montalvo, Ms. Morton, Mr. Fariello, Ms. Rivera, and Mr. Hoffman opposed.

The board moved into executive session at 8:02 pm

The board reconvened on August 3 at 12:11 am

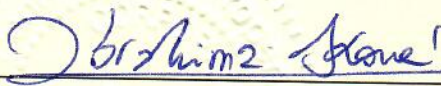
2024-046 Ratify Motion to Hold Hybrid Board Meeting. Bruno/Hoffman 9/0 Motion Passed

2024-046 Ratify Motion to publish the monthly financial report on pepoa.org, Bruno/Rivera 9/0, Motion passed.

2024-047 Ratify Motion on receiving bullet points of executive meetings from the Community Manager, Elliott/Neri 9/0, Motion passed

The meeting adjourned at 12:18 am.

Submitted by:


Abe Kone, Board Secretary