



## **Board Meeting Minutes**

**December 6, 2024**

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

**Board Members Absent:**

**Penn Estates Staff in Attendance:**

Phyllis Haase, Community Manager

**Members attending:** 56 Registered, with 19 Attending

**Proceedings:** Called to order by President Montalvo at 7:05 pm

**Acceptance of Minutes:**

**2024-075** October 28, 2024, Special Meeting Hoffman/Fariello 7/0; Motion Passed; Ms. Bruno Abstained

**2024-076** October 28, 2024, Executive Session Hoffman/Fariello; 7/0 Motioned Passed, Ms. Bruno Abstained

**2024-077** November 1, 2024, Open Meeting Fariello/Kone 8/0 Motion Passed

**2024-078** November 1, 2024, Executive Session Fariello 8/0 Motion Passed

**2024-079** November 6, 2024, Special Meeting Morton/Hoffman 7/0; Motion Passed, Ms. Bruno Abstained

**2024-080** November 6, 2024, Executive Session Morton/Hoffman 7/0; Motion Passed, Ms. Bruno Abstained

**2024-081** November 8, 2024, Special Meeting Bruno/Neri 8/0, Motion Passed

**2024-082** November 8, 2024, Executive Session Bruno/Neri 8/0, Motion Passed

**2024-083** November 15, 2024, Special Meeting Fariello/Morton 7/0, Motion Passed, Ms. Bruno Abstained

**2024-084** November 15, 2024, Executive Session Fariello/Morton 7/0, Motion Passed, Ms. Bruno

Abstained

**2024-085** November 18, 2024, Special Meeting Morton/Neri 6/0, Motion Passed, Ms. Bruno and Mr. Kone Abstained

**Treasurers Report:**

**2024-086** Motion to accept the Treasurer Report Fariello/Morton 8/0 Motion Passed

**Manager's Announcement and Operational Reports:**

**2024-087** Motion to accept the Manager Announcements and Operational Reports, Kone/Neri 8/0 Motion Passed

**Old Business:**

**None**

**New Business:**

**2024-088** Motion to Approve the Resolution Authorizing Bingo and Small Games of Chance, Kone/Hoffman 8/0 Motion Passed

**2024-089** Motion to hire Andrea Caladie from the firm of Bakertilly for consulting services to help the Board determine whether a forensic audit is advisable and, if so, its objectives and scope. If it has been determined by the consulting CPA that a forensic audit is warranted, neither she nor her firm shall perform the forensic audit.

The items in question are as follows:

June 2024 and July 2024 Dashboard

Capital Expenditures from May 2024-August 2024

Operating Expenditure from - May 2024-August 2024

Morton/Neri 6/1, Motion Passed. Ms. Bruno opposed. Mr. Kone abstained as he was not in attendance for the interview Ms. Bruno scheduled with the Board and Ms. Caladie.

Consensus of the Board to appoint Mr. Fariello as the Appeals Committee Liaison

The meeting moved into Executive Session at 8:03 pm

Open Meeting Reconvened at 9:16 pm

Announcement:

The majority of the Board has scheduled a special meeting for December 10 at 6:00 pm to discuss employment and attorney communications. The Board will immediately adjourn into executive session.

Meeting Adjourned at 9:19 pm.

**Submitted by:**

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Abe Kone, Board Secretary