

WPOA Board Meeting Minutes
May 11, 2024

Board Members: Teresa, Ann, Michael, Janice, Ginny, Stephanie, Andy, Susan, Ruth

Community Members: (zoom) Jane Glover, Doryce Seltzer, Alle Disanti, Stephen Szymanski, Sarah and Larry Erwich, Ruth Buchanan, Allen Liberman (clubhouse), George Porter

Opening Comments

Teresa- Spring meeting was successful

Asked for Packets for Gates will be formed and presented to the community

Appointment of Board liaison for Property Management Committee (Michael Clarke)

Approval of March 9th minutes - Ginny abstains

March 20th meeting notes

Bylaws change for community

WPOA non Members versus Non Members of WPOA

Approval of March 20th meeting minutes Ginny obtains

President notes:

Please put the WPOA Rules & Regulations information on reporting a violation in your board packet

Looking at Robert's Rules of Orders Small Board Guidelines reviewed

Treasury report:

Proposed 2025 Budget

Ann Fazi- Questions on 2024 budget Bath houses and Roof

Increase of the Clubhouse reserve in 2025 budget to help with the need of repairs for the future

In General Contingency there is 34,349 and 20,000 is for budget review

Grant received for Trails for 6,000 for the next 5 years and how to record

-Maybe a line item and not all grant money is taxable

Ann Fazi-

Gates Special Assessment

Ropes if approve with budget then it is voted on

Rope issue-

Should we survey the Community-9 approve and one objection

Motion to approve of ropes in the 2025 budget - All in favor

Reserving more money for ropes. May be necessary for 2024.

June meeting that will approve the budget

Operations Manager's report:

All in favor of change of Charity's vacation

Renters forms are now online

See report

District Director:

Janice-

Road issue:

Environmental and Cost

Ruth-

Bob Tonino- Gates

Borys Road by Ridge

Committees:

Bylaws:

Would like to request the attorney to look at the bylaws.

CE&R-Questions proposed to review about the Restrictions and formulate the questions for the attorney.

Safety Committee:

Swim ropes- Questions about Emergency Concern Unanimous and Unanimous on transferring money to

Board Emails:

Charity to set up Emails for Ruth, Teresa, Michael, Janice, and Stephanie

Building Review Committee

If re gravel driveway to be back charity

BRC to go over application cover to clarify

Suggestion from Community member

Can Tolland add Wildwood to permit to Town Permit as a location.

Laundry - All in favor of Automatic Laundry

Insurance-

All in favor to accept insurance agent's recommendations

Meeting

Motion was one Board meeting a month with three-hour limit meetings starting 2025

Andy

6 to 3 motion passes

Painting of clubhouse:

Motion CES to be painting the Clubhouse

All in favor

Paving

Motion to have LB Corp to use for Funding

8 in favor (Sue and David stone)

Motion to support the lower court payment

8 in favor (Sue and David Stone)

Railings-

Motion Universal Supply for the handrail

8 All in favor

No need for approval of Street Legal Cart as they need to comply with Wildwood R&R and has to comply and be registered through MASS RMV.