

WPOA Board of Directors

Minutes

November 4, 2024

1. **Call to Order. Declare quorum. Salute flag**
 - a. Members present: Larry Brancato Greg White, Jan Harlan, Holly Berry, Jill Davidson, Mari Lynn Osburn.
2. **Approve minutes from last meeting. Jan made motion, Jill 2nd. Unanimously approved.**
3. **New Board Officers.**
 - a. With Steve Clifton passing and Darleen Sowers stepping down from the board the Holly made a motion for Jan to become the Secretary, Jill 2nd. Since Mary Cay is no longer the Office Manager, Larry made motion for Mary Cay to become the Treasure, Greg 2nd.
4. **Compliance Calendar**
 - a. Two CDs are maturing in October. One of the CD's was renewed for 7 months. The other CD was renewed as it was before.
5. **Financial report by Jan Harlan.**
 - a. Continue to get positive response in the dues collection. Will move forward on November 15th with the leans on homeowners who have not paid their dues.
 - b. Went over the 2024 Adopted budget and the Proposed 2025 budget. Will look at the 2025 Proposed budget at the December 2, 2024 meeting.
6. **Committee Updates**
 - a. Maintenance Report & Maintenance Committee – by Greg White, discussed the 2 quotes he received to rework the under the road pipe in the East Covert. It was decided to hold off on the repair due to the Dam repair cost.
 - b. Security/Safety Committee by David Smith
 - i. Requested 2 individuals to leave the dam area who were fishing without permission; one was non-resident and the other was a resident of Woodhaven.
 - ii. With the new signage, Security Committee active engagement and citations has significantly reduced unauthorized fishing, minimized litter and preserved the riprap.
 - iii. Paul Grinter installed a "Use at Your Own Risk" sign at the playground.
 - iv. Paul and Wes Wilkes installed security cameras at the office entrance and two additional cameras at the pavilion.
 - c. Dam/Lake Committee – by David Smith
 - i. The Dam Grant Agreement was signed and submitted to the Department of Conservation and Recreation (DCR)
 - ii. Conducted a workday at the dam to fill holes along the structure
 - d. Bylaws/Covenants Committee by Larry Brancato
 - i. Will look at clarifying the off-limits locations and where fishing is allowed
 - e. Social Recreation Committee by Jan Harlan
 - i. Due to lack of participation the Trunk or Treat event was canceled. The \$286.76 allotted will go to the 2025 beach money.
7. **Public Comments**
 - a. Ariana Bracalente asked about Christmas boat Parade. Laurel Heath and Mary Cay to head up.
8. **Board Comments: The next meeting will be held on December 2, 2024**
9. **Adjournment: Jan made motion. Holly 2nd**

