

WILDWOOD SHORES PROPERTY OWNER'S ASSOCIATION

Board of Governor's Meeting

Date: 6 March 1966

Place: Mr. Franchino's Residence

Present

Absent

E. A. Bacquet ✓	W. Honchar ✓
A. Claudin	J. Krauth ✓
R. Corbin ✓	O. Malanga
C. Davidson ✓	W. Myers ✓
D. Franchino ✓	W. Winkler
M. Gulamerian ✓	

W. Hart ✓

A special meeting of the Board of Governors of W.S.P.O.A. was held 6 March 1966 at Mr. Franchino's residence.

Before the meeting started, Mr. Bacquet introduced the fact that it would be recorded on tape so that more accurate minutes could result. The only reservation in the use of the tape recorder was assurance that it would be destroyed after it served its purpose. The procedure explained, was that from the taped recording the typed minutes would be prepared. These minutes would not necessarily be word-for-word but would cover every item discussed. After typing, the copy of the minutes would be distributed as in the past. At the next meeting the minutes would be approved from the typed copy. If any questions as to accuracy prevents approval, the tape will be played in the questionable area for verification. Once the minutes are approved, the tape will be "wiped-out" and this is automatic while a new recording is made of the current meeting.

After the introduction of the use of the tape recorder, President Franchino called the meeting to order. Mr. Franchino then read his letter of resignation as President of the organization. Mr. Malanga questioned the action, asking if this was prompted by anyone of the members, or any member of the Board of Governors. Mr. Franchino assured the meeting that his action was strictly personal and the Vice-President Mr. Gulamerian assumed control the the meeting. He requested that the Board accept the resignation of Mr. Franchino and indicated pleasure that Dominic would continue as a member of the Board.

Mr. Bacquet indicated we should have a complete roster of officers and asked the Board to consider holding an election for the offices of President and Vice-President.

Subsequently, a motion by Mr. Bacquet was made, seconded by Mr. Malanga that Mr. Gulamerian be made President. The motion was unanimously carried. Mr. Krauth then nominated Mr. Malanga to become Vice-President. This was seconded by Mr. Franchino and carried unanimously. The new President stated he and Mr. Franchino would arrange for the necessary signature filing of the new officers.

Mr. Franchino then stated that he had been requested by Mrs. Cauty to approve plans for a new boat house. Mr. Winkler had the plans and they were discussed in detail as to the effect on the neighbors and the community. Mr. Malanga indicated that it was his hope that Wildwood Shores would not develop into another River Styx. Mr. Honchar and Mr. Bacquet both stated they were opposed to boat houses anywhere in Wildwood Shores. A motion was made and seconded that permission be granted to Mrs. Cauty to build a boat house, but only if approved by the immediate neighbors, Dr. Brancone and Mr. Campbell. The motion was carried and the record is:

<u>For</u>	<u>Against</u>	<u>Abstaining</u>
A. Claudin	E. Bacquet	O. Malanga
R. Corbin	W. Honchar	
C. Davidson		
D. Franchino		
M. Gulamerian		
J. Krauth		
W. Myers		
W. Winkler		

Mr. Franchino stated that Dr. Brancone had no objection. Mr. Bacquet indicated that from a conversation with Mr. Campbell it was his feeling that when Mr. Campbell reviewed the plans he would (reluctantly) give permission.

The Secretary was requested to write to Mrs. Cauty indicating that the Board approval had been granted and that Mr. Campbell endorsed the action. A copy of the letter was to be sent to Mr. Campbell.

A discussion of the "canvas-enclosed" car-port at Mr. Hellnich's residence was resolved by agreeing that Mr. Gulamerian and Mr. Franchino talk to the owner.

Mr. Baquet indicated we should have a complete roster of officers and asked the Board to consider holding an election for the officers of President and Vice-President.

Subsequently, a motion by Mr. Baquet was made, seconded by Mr. Malanga that Mr. Gulamarian be made President. The motion was unanimously carried. Mr. Krauth then nominated Mr. Malanga to become Vice-President. This was seconded by Mr. Franchino and carried unanimously. The new President stated he and Mr. Franchino would arrange for the necessary signatures filling of the new officers.

Mr. Franchino then stated that he had been requested by Mrs. Gentry to approve plans for a new boat house. Mr. Winkler had the plans and they were discussed in detail as to the effect on the neighbors and the community. Mr. Malanga indicated that it was his hope that Wildwood Shores would not develop into another River Styx. Mr. Honchar and Mr. Baquet both stated they were opposed to boat houses anywhere in Wildwood Shores. A motion was made and seconded that permission be granted to Mrs. Gentry to build a boat house, but only if approved by the immediate neighbors, Dr. Brancione and Mr. Campbell. The motion was carried and the record is:

Abstaining

O. Malanga

AgainstE. Baquet
W. HoncharForA. Glavin
R. Jordan
C. Davidson
D. Franchino
M. Gulamarian
J. Krauth
W. Myers
W. Winkler

Mr. Franchino stated that Dr. Brancione had no objection. Mr. Baquet indicated that from a conversation with Mr. Campbell it was his feeling that when Mr. Campbell reviewed the plans he would (reluctantly) give permission.

The Secretary was requested to write to Mrs. Gentry indicating that the Board approval had been granted and that Mr. Campbell endorsed the action. A copy of the letter was to be sent to Mr. Campbell.

A discussion of the "canvass-enclosed" car-port at Mr. Hainich's residence was resolved by agreeing that Mr. Gulamarian and Mr. Franchino talk to the owner.

At this point, Mr. Gulamerian stated that he had requested the special meeting. He pointed out that the letter sent to the general membership on 23 February 1966 was contrary to the Board's instruction. His reason was that dues were not to be mentioned at this time. He pointed to the Minutes of the 20 February 1966 meeting to affirm his position. Mr. Gulamerian then read from a "personal" letter addressed to one of the members from Mr. Bacquet. In this letter Mr. Bacquet stated "he was not in favor of increasing the dues."

Much discussion followed and the theme was that we as a Board should act in harmony and not undermine the Board's plans. It was also pointed out that the Secretary-Treasurer should not include his personal viewpoint in mailings to Association members.

Mr. Bacquet then read the following prepared statement:

"I believe this meeting was called primarily because of Dominic's letter of 23 February 1966 and the minutes of the Board meeting held 20 February 1966.

As the 20 February 1966 Board meeting, Mr. Franchino stated that he proposed to send a letter to the general membership explaining the current Association problems. Although it is not necessary for the President to have the Board's approval of his letters, he thought the letter was a little long and perhaps some editing would be helpful. After reading the letter, a discussion followed regarding whether or not this was the time to tell the general membership of a proposed amendment to increase dues. After considerable opinions on the matter, it was decided that no mention of increasing the dues would be made at this time; but in all probability it would be a part of the spring meeting letter.

To get guidance as to the final version of the letter, I asked two questions:

1. Should any mention be made as to the success we are now enjoying in the '66 dues collection, and
2. Should we put a P.S. that we were enclosing 1966 stickers in the letters sent to paid-up members.

At this point, Mr. Gulmarian stated that he had requested the special meeting. He pointed out that the letter sent to the general membership on 23 February 1966 was contrary to the Board's instruction. His reason was that dues were not to be mentioned at this time. He pointed to the Minutes of the 20 February 1966 meeting to affirm his position. Mr. Gulmarian then read from a "personal" letter addressed to one of the members from Mr. Racquet. In this letter Mr. Racquet stated "he was not in favor of increasing the dues."

Much discussion followed and the theme was that we as a Board should not in harmony and not undermine the Board's plans. It was also pointed out that the Secretary-Treasurer should not include his personal viewpoint in matters to Association members.

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To get guidance as to the final version of the letter, I asked two questions:

1. Should my mention be made as to the success we are now enjoying in the '66 dues collection?
- and
2. Should we put a P.S. that we were enclosing 1966 notices in the letters sent to paid-up members?

It is my recollection that I was told "yes" on both counts. Mrs. Franchino's excellent reporting of the meeting stated that "no mention of the dues would be made" and I believe this was meant to be no mention of increasing the dues was to be made.

Bob Corbin, after the Board meeting, said he wanted to change some wordings so that night Bob and I went over the necessary changes and I told him I would have it printed the next day for mailing 23 February.

On 22 February, Dominic visited me and as he knows, my wife and I were in the midst of addressing the envelopes necessary for the next day's mailing. I gave him three copies of the letter and he tells me he gave one to John Krauth and one to Bill Myers. The letters were not mailed until Wednesday, 23 February so if anything was radically wrong, there was a chance to make a correction and stop the mailing.

Now since that letter I have acknowledged to the Keiser's receipt of their 1966 dues. This was a personal letter not on W.S.P.O.A. letterhead nor in an Association envelope. In this letter I voiced my opinion regarding dues and I defy anyone to say that I am not entitled to this right. As you can see, my activities were not "sneaky".

Each meeting of the Board that I have attended, I have tried to be prepared. In fact, everytime my report was in writing, and after reading it, it was given to the Secretary for inclusion in the minutes. The minutes refer to my reports but never spell them out in detail. I have copies and I would like to remind the Board that things approved in my reports as far back as October have never been acted upon.

I do not come to each meeting fully prepared with the idea of being second-guessed by some who make little or no preparation.

My budget plotted against time was never completely discussed because of high emotions and little business. Had I been able to complete the explanation of my study, you all may well conclude that increasing dues is not needed at this time.

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Now that we have completed the construction of the model, we can see that the model is a good representation of the system. The model is a good representation of the system.

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Since the Board on which I serve will not listen to my whole story, it will have to wait for the general meeting and then I can be judged right or wrong and I will live with the outcome.

I still want a finance committee and would like one right now with the authority to approve payment of club debts, since I know now if we act promptly we can save money."

Mr. Bacquet then suggested to the Board that in view of the discussion a motion be made and voted upon that he "Mr. Bacquet be censured for his actions." No motion or discussion followed.

Mr. Krauth read a letter from Dr. Caspersen who indicated that he was looking forward to setting a closing date. Since we would not have a committee meeting until 10 March 1966, it was suggested that he acknowledge the letter and indicate that we would propose a closing date after we met.

Mr. Krauth stated that people were confused as to what the dues for 1966 would be. He contended that Mr. Bacquet's letters caused confusion and he furthermore did not approve of the word "donation". Mr. Bacquet stated that dues are payable on or before 1 May and we have no authority to quote other than that of \$30.00 for house owners and \$10.00 for lot owners. Mr. Bacquet stated that all he could do, and in his opinion it was agreed upon before, was to suggest a donation at least in the amount of the previous 20% excise tax which members had to pay prior to 1966. It furthermore was his opinion that the word assessment could not be used, so in the absence of any other solution would not request anything. In fact, no further efforts to collect will be made by Mr. Bacquet until the Board makes a decision as to how he should operate.

Mr. Davidson stated that since Mr. Bacquet felt so strongly about not increasing the dues, he should show the Board his reason. To this Mr. Bacquet stated with a finance committee of three he should be able to prepare a case to justify the Board's shelving the present thoughts of increasing dues. Mr. Bacquet further states that he has constantly asked for budgets from the various committees and in the absence of such budgets all he can do is guess. However, to prepare for the next meeting, the finance committee must have all budgets no later than 12 March 1966. The members present assured the Treasurer that budgets would be sent on time so that this necessary report could be made.

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Mr. Macquet then suggested to the Board that in view of the discussion a motion be made and voted upon that he "Mr. Macquet be censured for his actions." No motion or discussion followed.

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To shorten future meetings and make them most effective the Secretary suggested that each committee chairman have a brief handwritten report of his activity. He could read this report and hand it to the Secretary who in turn could incorporate the data correctly into the minutes.

The meeting was closed after the President announced that the next meeting would be 27 March 1966 at 2:30 p.m. at the Gulamerian residence.

Respectfully submitted,


E. A. Bacquet

EAB:jer

EVG: jex

E. A. Macomber

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Residence:

Next meeting would be 21 March 1966 at 2:30 p.m. at the Conference
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