

W.S.P.O.A. BOARD OF GOVERNORS MEETING Friday, December 2, 1977
Mal Malanga home

The meeting was called to order at 8:40 p.m. by President Mal Malanga.

Board members present: Viola, Wakefoose, Honchar, Gulamerian, Morstatt, Bacquet, Ruprecht and Malanga.

Board members absent: Hines, Schefer, and Bentzen.

Minutes of previous meeting read by A. Ruprecht. Statement in minutes corrected; re: deducting \$45.00 from J. Browns dues is incorrect. Amount not to be deducted but paid by check. The minutes were accepted on a motion by Bob Viola; seconded by Al Wakefoose.

Treasurers Report - Gene Bacquet laid out a plan to balance the Association books from the date Emery Hines took over as Treasurer. Plan is to pinpoint when Emery took over; exact amount in bank account; list of outstanding dues; receipts (income); and expenses. Gene proposed preparing a method for keeping books. He will bring it into the next Board meeting. Bob Viola remarked that the Treasurer should not have his responsibility pre-empted. He suggested that Emery be consulted with so that an agreeable method can be arrived at. Financial records from when Emery took over books can be accounted for first; then books during Tony Cella's term as Ses./Treas. can be audited. Bob suggested going back to the last accurate audit, and proceeding from there. Al stated he has had difficulty setting up a meeting with Tony and the Audit Committee. Tony has not refused to meet and help audit the books; it has just been impossible finding a night everyone involved can attend. Mes questioned how much longer Emery will be gone and the possibility of appointing a temporary treasurer. He was informed Emery should be home in a week or so; decision on a temporary appointment was postponed.

Al reported that Tony Cella told him we must file a tax exempt certificate. We are a non-profit organization. Gene Bacquet made a motion that Adrienne Ruprecht mail a letter, return receipt requested, containing the following: Information concerning our current status as a non-profit organization. Did Tony file a tax exempt certificate during his term of office, to whom and when. The letter is to go to Tony Cella. Motion was seconded by Eleanor Morstatt and passed unanimously.

Roads Comm. Report - Pete Ruprecht - Pete requested the Board inform him how much money he could spend this winter for snow plowing. The only road in Wildwood Shores that we own that the Borough does not plow for us is the right-of-way going down from Bonaparte Point Drive to the lake. Gene Bacquet made a motion to close the road for the winter and send a letter informing the residents, who are renting the house, of the Boards action and tell them they must contract and have the plowing done themselves. The motion was seconded by Eleanor Morstatt. A discussion followed after which a hand vote was indicated. For the motion; Gene, Mes, Rose and Eleanor. Against the motion; Bob, Pete, and Al. The motion was carried. The letter is to go out as soon as possible.

The parking lot at Pebble Beach is frequently full of cars with no spaces available. Gene suggested finding out who is using it; possibly not members. Bob Viola made a motion that Hank Schefer periodically

check the liscence numbers on the cars parked there and ascertain whether or not the car belongs to a member or a Lines Ave. resident. Motion was seconded by Pete Ruprecht; passed unanimously. It was further stated that any cars not belonging to members (or their guests) be removed.

Docks & Beaches Comm. Report - Al Wakefoose - The diving boards and ladders at our beaches have to come in. The level of water in the lake is still quite high. Al submitted the following list of members to be paid for work done on docks and beaches during summer 1977:

George Morstatt	15	hours	\$45.00
Jim Brown	15	hours	45.00
Mike Francis	16	hours	48.00
Al Wakefoose	23	hours	69.00
Walter Bray	2	hours	6.00
Tom Majewski	5	hours	15.00
Karl Blumberg	13½	hours	40.50
Pete Ruprecht	6	hours	18.00

Mes Gulamerian made a motion that all the people on the above list be paid except for Tom Majewski. The reason for delaying Mr. Majewski's payment is to investigate whether or not he still owes W.S.P.O.A. money. Motion was seconded by Gene Bacquet and passed unanimously. Pete Ruprecht announced that he would like to donate his money back to the Association.

Finance Comm. Report - Gene Bacquet - No report has been received yet from John Carroll's committee to make suggestions for changing the dues structure within the Membership of W.S.P.O.A. Gene had a question on the loan payment. Can we pay off 6 months of the loan and avoid paying interest on that amount? What is stipulated in the contract? Mes stated that if we have a surplus we should pay some of the back taxes we owe. These possibilities should be checked into.

Clubhouse Comm. Report - Bob Viola - Bob has drained the water in the Clubhouse and put anti-freeze in the traps and toilets. Boards must be nailed over the windows. Bob requested Pete's help; Mal also offered to help. The spring on the left hand side of the front door is possibly off the track; it should not be too difficult to fix. The boats that are stored in the Clubhouse have not paid (the members have not paid) nor have the members signed the releases. Walt Bray has his motor in the Clubhouse with his boat. Walt spoke with Al, Bob and Pete to ask if he could call Dave Madden to inquire about the motor; Bob said O.K. Mr. Madden told Walter the motor did not make any difference. Gene stated it is not wise to go by a telephone conversation. Walter should be told to take his motor out. It was further suggested that Walter request Mr. Madden to send the Board a letter stating his position in writing regarding storage of motors. Mal said that after the letter from our insurance agent is received, the Board can decide whether or not to change the rule. Bob informed the Board that the Association is not liable for vandalism; we are not covered for it; we are covered for fire.

Moorings Comm. Report - Rose Honchar - No report.

Construction Comm. Report - Bob Viola mentioned that Adrienne should call Stan Bentzen and get information regarding Constr. Comm. approval of George Flora's plans for an addition on his house. (Enclosing a porch?). The plans meet our standards and a letter must be sent to Bob Yates so that he will issue Mr. Flora a building permit from the Borough. Pete Ruprecht commented that he believes the work has already been completed; but a letter should still go the Borough for the record.

Property Inspection Comm. Report - Mes Gulamerian - Mes has added two realtors to those trying to sell Voorst property; Ted Miller Realty on Route 46, and Century 21 Realty. Gene Bacquet suggested Board think about sending a letter to local realtors in reference to not posting For Sale signs in Wildwood Shores.

Ways & Means Comm. Report & Badges Comm. Report - Eleanor Morstatt - Eleanor wants a dependable system for dispensing badges. She needs to know whether or not a member has paid his or her dues before she gives them badges and stated this was not the case this year (1977).

New Business - Mal announced that Jack Damon requested he be allowed to pay his back and current dues with a W.S.P.O.A. Bond, dropping the interest we owe him on said bond. Since a Release of Lien was necessary and our Treasurer was out of town, our Attorney, Mr. Corbin, advised us to have our Vice President, Al Wakefoose, sign the Release in Emery's absence. This has been done and Release has been filed with Sussex County. Bob Viola made a motion that the above action involving a substitute signature be ratified by the Board. The motion was seconded by Gene Bacquet and passed unanimously.

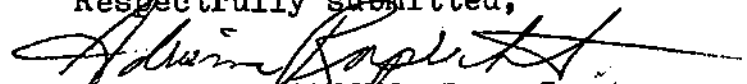
Mal also announced that he has requested George Malanga to step aside as a Governor because his heavy schedule does not permit him to satisfactorily take part in Board Meetings. George agreed. Mal said he spoke with John Krauth, a former Governor, who said he would be willing to serve if requested by the Board. Gene spoke with Agnes Philblad who has not been a Governor before but would also be willing to serve. Bob Viola suggested Agnes be appointed to fill the term vacated by George. The Board voted unanimously in favor of Agnes and Mal stated he will call her and inform her of their decision. She will be sent meeting notices and minutes from now on.

Gert Schwabelmier has sold her house. Were her dues paid? Was there a lien on the house and store or just the store? This information will be on hand for next Board Meeting.

The problem of the Water Co. not being able to aid the Association in collecting delinquent dues by turning off water or increasing fees was discussed. Bob Viola explained the reorganization of the Water Co. approximately 6 years ago. The Board of Governors can appoint to fill a vacancy on the Water Co. Board but can not dismiss anyone.

There being no further business, the meeting was adjourned at 10:28p.m. on a motion by Pete Ruprecht; seconded by Bob Viola.

Respectfully submitted,


ADRIENNE RUPRECHT, Res. Sec.