

W.S.P.O.A.

The May 18, 1988 meeting of the Board of Governors was called to order by President John Krauth at 8:15 at his house.

Governors present: Bentzen, Kimmerer, Krauth, Montalto, Morstatt, Oliva, Pepe, Petersen, Philblad, and Viola.

Absent: Ramirez.

The regular meeting was preceded by a visit from Richard Amici, of the firm of Busche, Clark and Leonard, who handles our legal matters. He announced that Wildwood Shores has won the appeal against Dudzinski et. al. in the Appellate Division. Since the decision was unanimous, it is unlikely that the appeal will go any further.

On another matter, Mr. Amici discussed the Lines Avenue problem: there are certain people on Lines Avenue who have both the rights of ingress and egress and that of dockage at Snug/Sand Harbor in their deeds. They also have a similar right at Pebble Beach. However, the "right of way" to which they are entitled at Pebble is far to one side and, as such, gives no access to the existing dockage. In his opinion, we must grant some docking rights to these people. Mr. Amici came up with some suggestions for how Wildwood Shores could deal with this.

One solution would be a lottery in which a proportionate number of boat slips would be designated for Lines Avenue. This number would be determined by the ratio of Wildwood Shores members requesting slips to Lines Avenue people requesting slips. The details will be worked out at a later date with the general membership. A change would probably have to be made to the bylaws to accommodate this method for ensuing years.

The fee for mooring was also discussed, since we must be fair in what we charge. It was agreed that \$375 was equitable, since that would cover the basic \$250 fee that our members pay, plus an additional amount to take care of the overhead of repairs, maintenance and insurance.

Peggy Viola suggested that we search the titles to see what original deeds are included in this area. It's possible that all ten properties associated with Lines Avenue may not include the dockage clause.

Mr. Amici will respond to Mr. Connell's lawyer concerning his proof of deed covenant. Each claimant will have to prove individual right to dock at Snug/Sand Harbor.

Concerning the appeal, Mr. Amici informed us that we can get the amount of the judgments after 45 days if no appeal is forthcoming. We are also entitled to interest since the first opinion was rendered, plus the current dues.

After Mr. Amici left the regular meeting was conducted.

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| Treasurer's Report: Balance May 1, 1988 | \$17,464.08 |
| Indebtedness | \$19,000.01 |

Construction Committee: The final work is in progress. All docks will be ready by the time the lake has risen. Cement is being poured at the wall around the Pool. Mooring loops are going in. And, the Clubhouse windows will soon be installed. (All of the old ones were broken.)

George Malanga proposed for Board & approved. filling Beltran's place.
Docks and Beaches: The lake height is still about 30" low.
George Malanga has indicated he will come on the Board, and will work with George Kimmerer on Docks and Beaches.

Insurance: George Petersen will put in an additional claim for broken windows at the Clubhouse.

Clubhouse: The imminent renovation was discussed. It was decided to panel the interior. Eleanor Morstatt emphasized that we must have chairs for any social events.

New Business: John Krauth reported that Mr. Nock has applied for a zoning variance for a car port, and asked if we want to get involved. The consensus was "no."

The news from COLA is that private communities will not require lifeguards at beaches. This applies only to private beaches which are restricted to members and their guests.

Stan Bentzen made a motion to have Jack Olsen clean all four beaches for \$200. Eleanor seconded the motion. Passed.

Pat Pepe and Peggy Viola will make up a job description for the recording secretary, and interview prospective people for the job.

Meeting adjourned at 11:25 P.M.

Respectfully submitted,

Pat Pepe

Pat Pepe, Secretary-Treasurer
(with Peggy Viola)