



**Lake Wynonah Property Owners Association  
Board of Directors Meeting Minutes  
Wednesday, July 10, 2024, planned start 6:00 p.m.**

The Lake Wynonah Property Owners Association (LWPOA) Board of Directors (BOD) held a meeting.

**CALL TO ORDER**

Board President Lisa Laudeman-Jones called the meeting to order at 6:05 p.m.

**ROLL CALL**

Name	Position	Present	Virtual	Absent
Lisa Laudeman Jones	President	X	-	-
Frank Miller	Vice President	X	-	-
Brian Magazu	Secretary	X	-	-
Mike Flynn	Treasurer	-	-	X
Shawn Wootten	Assistant Treasurer	X	-	-
Susan Hummel	Director	X	-	-
Steve Kesselmeyer	Director	X	-	-
Bob McQueary	Director	X	-	-
John Root	Director	X	-	-
Kim Gialanella	FSR Regional Manager	-	X	-
Liz Reifinger	Community Manager	X	-	-
Camry Zeiber	Assistant Community Manager	X	-	-

**PRESIDENT'S REPORT**

Lisa opened the meeting and introduced Kim Gialanella, Regional Manager, First Service Residential. Kim summarized staffing topics, new hires, office process continuity efforts, process improvements, and training. Kim also emphasized the need for the office, BOD, and community to use technology to make everyday transactions more efficient. The Board expressed appreciation to Kim for rolling-up her sleeves and supporting a diminished office staff. Liz Reifinger, Community Manager (CM), shared her appreciation for the Board's help to get the Special Meeting notice to announce the results of the Bylaws vote to include Electronic Voting. Liz was confident that the ballots would get into the US Mail before close of business, July 11, 2024.

**APPROVAL OF MINUTES**

Past meeting minutes were presented by Brian Magazu, motions made, and a vote of unanimous consent was taken by the 8 members present to accept these minutes to the record:

- June 12, 2024, BOD meeting, *motion* by Steve Kesselmeyer, seconded by John Root.
- June 17, 2024, BOD open meeting, *motion* by Bob McQueary, seconded by Frank Miller.

**TREASURER'S REPORT**

Shawn Wootten reported, financial reports were just received, and the Treasurer's report is deferred for this meeting

## COMMITTEE REPORTS

**ARC** – Steve shared there was a slowdown in ARC packages requiring review.

**DAM** – Bob summarized a letter sent to Benesch Engineering asking them to focus on performing a failure mode analysis, mitigating seepage, and implement valve redundancy. Benesch Engineering will attend a committee meeting on July 22 at 7:30 p.m., in the office conference room.

**FINANCE** – N/A

**FISH & BOAT** – Brian mentioned the committee is investigating a bubbler fountain for A-Dock.

**LAKES** – Susan shared, the POA's consultant, will be taking algae samples from Fawn Lake on July 11<sup>th</sup> and test results are expected in 7 days. During the lake's report Frank Miller made a *motion*, seconded by John Root, to loan the Love our Lakes Committee \$3,000.00. This money will act as seed money for tee-shirt sales. The motion passed unanimously 8-0 with one member absent.

**LODGE** – John's report is in the Old Business section below.

**SAFETY & SECURITY** – Steve provided an update on the lake boat patrol and the physical changes needed at each of the two gates to accommodate the new automated entry system.

## OLD BUSINESS

- Steve reported, the new automated gate entry system is on track for late summer. The maintenance crew and Steve have been coordinating the physical changes needed at both gates. These changes will accommodate new cameras and bollards.
- The pool: Steve provided an update on warranty pool repairs. He provided a punch list to Premier Pools that includes: a new step railing system, installation of the chair lift, railing for the walk-in ramp, repairing a pool leak, and repairing paint chips. He also shared the LWPOA now has two maintenance staff certified to balance our pool's chemicals. Steve closed saying he would seek an estimate for a new storage building to house the pump and chemicals.
- Lodge. John Root shared the success of the outdoor dining area. The capacity of the lodge and kitchen is still the same at 80 people. John also suggested having a Lodge Committee appreciation day and a new members 'Meet and Greet' at the lodge.
- Bylaw Review update: Susan Hummel tabled this effort until the new board is formed.
- Electronic Voting: The CPA received sufficient Member votes to establish a quorum. Lisa initiated a new special meeting on July 22 at 7 p.m., to review the election results.

## NEW BUSINESS

- The BOD will collaborate with the Civic organization to create a storage space to store both organizations' materials. Civic is considering the purchase of a prefabricated building, approximately the size of a two (2) car garage and gift to the LWPOA. Brian made a *motion*, seconded by Frank Miller, to allow Civic to create a formal proposal to the BOD for said building. The motion passed unanimously with 8 in favor and 1 absent.
- E-Dock. Several BOD members spoke about our current signage not preventing vehicles from driving down to the water's edge. Liz will send letters to the offenders. A barrier is being investigated.
- Lisa presented a list of 5 new members. Brian made a *motion* to approve the new members. Steve seconded; the motion passed with the unanimous consent of 8 BOD members present.
- Bob made a plug for a BOD member to attend the 'Haven United' breakfast each month. He attended the meeting on June 27, 2024. The group is working to promote Schuylkill Haven and the surrounding areas. Future breakfast meetings start at 7:30am at Penn State Schuylkill Haven Campus. The next meeting dates: July 25, August 22 and September 19<sup>th</sup>.

- The board discussed the theft of Princess Wynonah at the front gate and authorized Liz to purchase a new princess.
- Steve shared that PA Fish and Boat was on Lake Wynonah over the July 4<sup>th</sup> weekend. Fish and Boat will show up at random times. Liz will ensure they have a gate pass to use the back gate.
- Future meetings: OPEN to all Members
  - Monday, July 22, 2024, at 7:00 p.m. Topic: Results of the Bylaw change to permit the use of electronic voting.
  - Sunday, August 18, 2024, 2:00 p.m. Topic: The annual business meeting and BOD election results.
- Future BOD meetings: CLOSED
  - Wednesday, August 14, 2024, at 6:00 p.m. Topic: Regular Board Meeting

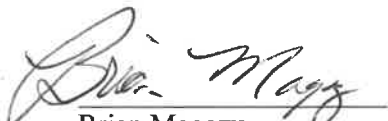
### COMMUNITY MANAGER'S REPORT

Liz Reifinger, CM, briefed the BOD on several topics including the fact that LWPOA's umbrella liability insurance policy will expire on July 24, 2024. Marie Manley, Insurance Representative, is actively working on the issue. Liz also mentioned she has started to organize the 2024 paving plan. The 2024 budget allocates \$100,000 paving budget and a \$130,000 tar and chip budget. Brian suggested that time is of the essence to get the communities road maintenance on contract and accomplished. Bob asked if any roads intended for repair were on the new culvert list. Liz understood these issues and will seek quotes from 5 different paving companies.

### ADJOURNMENT

Liz thanked the BOD for the help stuffing envelopes. Lisa asked if the BOD wanted to recognize the office and maintenance crews with a lodge dinner. The BOD agreed to schedule an event at the lodge on August 10<sup>th</sup> at 6:00p.m. All staff and BOD members and spouses are invited. With no additional business at hand, Steve made a *motion* to adjourn the meeting. Shawn seconded the motion to adjourn. This meeting adjourned at 9:15 p.m. The motion carried with 8 members voting 'yea' and 1 member absent.

Respectfully Submitted by:

  
 Brian Magazu  
 LWPOA Secretary

  
 Approved

**Addendum 1, LWPOA Board Motion Page, July 10, 2024**

**1. Motion** by Steve Kesselmeyer to approve the June 12, 2024, meeting minutes, seconded by John Root. Each motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, Bob McQueary, and John Root.

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Fynn

**2. Motion** by Bob McQueary to approve the June 17, 2024, open meeting minutes, seconded by Frank Miller. Each motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, Bob McQueary, and John Root.

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Fynn

**3. Motion** by Frank Miller, seconded by John Root to load \$3,000.00 to the Love Our Lakes Committee. The motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, Bob McQueary, and John Root.

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Fynn

**4. Motion** by Brian Magazu, seconded by Frank Miller to allow the Civic Organization to make a formal proposal to erect a storage building that would support the pool and Civic. The motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, Bob McQueary, and John Root.

Director Votes – Nay  
None

Director Votes – Abstain or Absent  
Mike Fynn

**5. Motion** by Brian Magazu, seconded by Steve Kesselmeyer to accept all new Members. The motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea  
Lisa Laudeman Jones, Frank Miller, Brian Magazu, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, Bob McQueary, and John Root.

Director Votes – Nay  
None

Director Votes – Abstain or Absent  
Mike Fynn

**6. Motion** by Steve Kesselmeyer, seconded by Shawn Wootten, with no further business, to adjourn at 9:15 p.m. The motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea  
Lisa Laudeman Jones, Frank Miller, Brian Magazu, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, Bob McQueary, and John Root.

Director Votes – Nay  
None

Director Votes – Abstain or Absent  
Mike Fynn

**Addendum complete.**