



**Lake Wynonah Property Owners Association
Board of Directors Meeting Minutes
Thursday, October 26, 2023, planned start 6:00 pm**

The Lake Wynonah Property Owners Association (LWPOA) Board of Directors (BOD) and First Service Resident held a Strategic Planning meeting.

CALL TO ORDER

Board President Lisa Laudeman-Jones called the meeting to order at 6:15 pm.

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	Regional Dir., 1st Service Res.	X	-	-
Micheal Pennisi	Director, 1st Service Res.	-	X	-
Heather Haspert	Community Manager	X	-	-
Liz Reifinger	Assistant Community Manager	X	-	-

PRESIDENT'S REPORT

Lisa opened the meeting by welcoming John Root, Director, to his first BOD meeting. She then introduced Kim Gialanella, Regional Director, First Service Residential to review the Strategic Plan.

STRATEGIC PLAN REVIEW

- Kim Gialanella introduced Micheal Pennisi, Director, First Service Residential to review LWPOA cash management and investments. Given that LWPOA cash resources are allocated to near term needs such as maintenance and pending capital expenditures, they are invested in short term CDs and Treasuries in a ladder of rolling expiration dates. Investment periods are 2 years.
- The LWPOA Treasurer position has many tasks. Action was taken by Shawn Wootten, Director, to transition and take over the activities and tasks needed to fulfill the role of BOD financial adviser. Shawn's new role requires him to work with Micheal Pennisi and assist in the management of LWPOA investments. Mike Flynn, Director, will continue to execute the balance of the Board Treasurer duties.
- Mike Pennisi and Shawn will provide quarterly investment reviews to the BOD. The reviews will include but are not limited to the following information. Macro summaries of all investments, rates of return, and plans for investment rollovers or new purchases.
- Mike Pennisi encouraged the BOD to complete our Reserve Studies and to synchronize them with major cash outflows. This action may lead to a more disciplined and profitable approach to managing the LWPOA's investments.

- Lisa encouraged Mike Flynn and Shawn Wootten to revitalize the Finance Committee. The BOD discussion encouraged this action with the hope to leverage talent from within our community to enhance our financial management approach. Shawn Wootten took an action to craft a financial strategy for the Dam Reserve, acknowledging the need for the Final Dam Report from Benesh Engineering.
- Mike Flynn commented, the Finance Committee could investigate additional resources needed for the Dam's needs. He offered the following ideas beyond taking member assessments: issuance of municipal bonds, federal and/or state grants, and loans.
- Kim then provided a demonstration of the Connect Portal, the landing page, dashboard, community news feature, calendar, forms and documents, and many other attractive features.
- John Root asked if the site offered electronic voting. It does not. The BOD has an action with our attorney to seek advice on how electronic voting can be conducted.
- The BOD expressed a lot of interest in using Connect to relieve the office staff from labor intensive tasks, such as, the issuance of boat stickers and other routine tasks.

OLD BUSINESS


- Heather informed the BOD that a \$6,000 proposal was received for a Pickle Ball Court sound study. Susan Hummel shared her observation of enclosed pickle ball courts. They have significantly reduced noise. The BOD discussion ended with a decision to ask the Members requesting the pickle ball court expansion if they would consider and investigate a pole-building enclosure for the 4 pickleball courts. The BOD also looks forward to receiving another sound study bid.
- Bob McQueary made a *motion* to approve the revised Dam Committee Charter. Brian Magazu seconded the motion. The motion was carried by unanimous consent.
- Heather briefed the BOD; she received two bids for a custom live-edge conference room table. After BOD discussion on the matter, Frank Miller made a motion spend to purchase the new table from Summer Mountain Tree Service in the amount of \$4,800. The motion carried.
- Susan Hummel provided an update on the By-Law review task. She asked where the task would reside in the community strategic plan. Brian suggested the use of a "Governance" section. All agreed.
- John Root thanked the BOD and the community for their support of the Phillies events at the Lodge. John shared that he is reviewing food and beverage supplies and suppliers. He also shared his investigations to incrementally open the lodge from Thursday through Sunday. John is looking into Bingo nights, Karaoke, and other activities.

ADJOURNMENT

There were no further comments from the BOD members.

Bob made a ***motion*** to adjourn the meeting. Frank seconded the motion to adjourn, with no further business, this meeting adjourned at 9:05 p.m. The motion was carried by unanimous consent.

Respectfully Submitted by:



Lisa Laudeman Jones
LWPOA Board President on behalf of
Brian Magazu, Secretary (absent)



Approved

Addendum 1, LWPOA Board Motion Page, October 26, 2023

1. Motion by Bob McQueary to approve the revised Dam Committee Charter. Brian Magazu seconded the motion. The Motion carried by a vote of 9 Yea, 0 Nay, 0 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

2. Motion by Frank Miller to purchase a new live edge conference room table from Summer Mountain Tree Service in the amount of \$4,800. Seconded by Bob McQueary. Motion carried by a vote of 7 Yea, 0 Nay, 2 Absent/Abstain.

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 Flynn and Brian Magazu

3. Motion by Bob McQueary to adjourn the meeting. Frank Miller seconded the motion to adjourn, with no further business, this meeting adjourned at 9:05 p.m. Motion carried by a vote of 8 Yea, 0 Nay, 1 Absent/Abstain.

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 Flynn

Addendum complete.