

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 13, 2019

BOARD OF DIRECTORS PRESENT:

George Martin, Chairperson
William Emsley, Vice-Chairperson
Nancy Mayer, Treasurer
Patrick Mattes, Vice-Treasurer
Samira Davis, Secretary
Denise Chilton-Colon
Jose Quinones
Rose Russell
Kermitta Wiedemann

MANAGEMENT PRESENT:

John Boyle, Managing Director
Pete Croak, Maintenance Director
Rita Hrin, Office Manager
Rachel Flanagan, Administrative Assistant

CALL TO ORDER:

The Regular Meeting of Warminster Heights Home Ownership Association was called to order by Chairperson Martin at 7:00 p.m.

A quorum was established.

PLEDGE OF ALLEGIANCE:

JUDGE OF ELECTIONS:

WHHOA NOMINATIONS:

Denise Chilton-Colon the Judge of Elections stated that there are 3, 3 year seats on the WHHOA Board of Directors and 2, 3 year seats on the WHDC Board of Directors.

Denise Chilton-Colon opened up nominations for WHHOA Board of Directors.

Rose Russell, 31 Holt Terrace, nominated Laurel Heebner, 10 Findley Terrace. Laurel Heebner accepted the nomination.

William Emsley, 29 Evans Street, nominated Patrick Mattes, 2 Findley Terrace, Patrick Mattes declined the nomination.

Denise Chilton-Colon closed the nominations for the WHHOA Board of Directors. She stated that nominations will be accepted at the September WHHOA Board of Directors regular meeting; no nominations will be accepted at the Annual Elections on September 26, 2019.

WHDC NOMINATIONS:

Denise Chilton-Colon stated that there are 2, 3-year seats on the WHDC Board of Directors.

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 13, 2019

Denise Chilton-Colon opened up the nominations for the WHDC Board of Directors
There were no nominations.

Denise Chilton-Colon closed the nominations for the WHDC Board of Directors.

SECRETARY REPORT:

Samira Davis presented the minutes from the August 13, 2019 Board of Directors Meeting for approval.

Samira Davis asked if there are any omissions, additions or corrections to the minutes.

A MOTION WAS MADE BY SAMIRA DAVIS TO ACCEPT THE JULY 9, 2019 MINUTES AS PRESENTED;
SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 8-1-0. Patrick Mattes abstained.

George Martin stated that on page 3 to add to minutes under Public Comment from Curtis Cronk that
the minutes will be posted on website but will be behind a month.

TREASURERS REPORT:

Approval of Regular Housing Bills List:

Nancy Mayer presented the Regular Housing Bills List for Board Approval.

A MOTION WAS MADE BY NANCY MAYER TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE
AMOUNT OF \$437,139.27; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 9-0-0.

Approval of Family Housing Bills List:

Nancy Mayer presented the Family Housing Bills List for Board Approval.

A MOTION WAS MADE BY NANCY MAYER TO APPROVE THE FAMILY HOUSING BILLS LISTS IN THE
AMOUNT OF \$222,314.52; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 9-0-0.

Nancy Mayer presented the shared expenses from Family Housing to Regular Housing in the amount of
\$109,206.48.

Nancy Mayer stated that the Membership Equity Is \$8,754.98.

WELCOME NEW MEMBERS:

None

PUBLIC COMMENT:

Ted Rogers, 19 Hart Street, stated that he has pictures for his complaints. The cap on the chimney has
blown off. Rita Hrin responded that she is aware and has put in a work order for it. Mr. Rogers asked If

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 13, 2019

his mailbox can get moved to the other side because the mail man keeps crushing the cap to the water line. George Martin stated that the mail box cannot be switched. Pete Croak stated that he can put a cap on line. Mr. Rogers stated that the grass on Hart Street is getting worn down by tires constantly parked on the grass. John Boyle stated that he will take a look at it. Mr. Rogers also said that the door that were just put on have dents in them. John Boyle and Pete Croak said they will take a look at it.

COMMITTEE REPORTS:

Finance/Bid:

None

Fundraisers:

Charlene Rogers stated that there is \$13,470.75 in the bank account. There was a \$10 donation made this month. Charlene Rogers also stated that the scholarship is not handed out to students they have to get packets from school and fill out and apply for the scholarship. William Emsley stated that it is the parent and student's responsibility to get the packet when they come out in January and fill them out and turn them in to apply for the scholarship.

Membership Relocation:

Rita Hrin stated that the Management Office recommends the following applicants for approval:

Jasmin Rosado- 2 Bedroom Regular Housing- Purchasing 105 Downey Dr.
Damari Aviles- 1 Bedroom Regular Housing- purchasing 1 Hart St.
Jacqueline Stein- 2 Bedroom Family Housing
Cresenta Doodnath- 2 Bedroom Family Housing
Angela Maldonado- 2 Bedroom Family Housing.
Pamela Maisonet- 21 Allen St.- Relocation to 50 Downey Drive.

A MOTION WAS MADE BY KERMITTA WIEDEMANN TO ACCEPT THE APPROVED APPLICANTS LIST RECOMMENDED BY MANAGEMENT FOR APPROVAL; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 8-0-1. William Emsley abstained.

A MOTION WAS MADE BY NANCY MAYER TO APPROVE A \$4,000.00 LOAN FOR ANGELA MALDONADO; SECONDED BY PATRICK MATTES. MOTION CARRIED BY A VOTE OF 9-0-0.

Building Rental:

Kermitta Wiedemann stated that things are quiet, and the month of September will be left open so the cleaners can wax and buff the floors. There is currently \$10,193.83 in the fund. Kermitta stated that the painters did a great job. The cleaners are also doing a good job.

WHDC/ Auxiliary:

Annette Page stated that the Back to School Fair is Saturday August 17, 2019 from 10-4.

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 13, 2019

MONTHLY REPORTS:

Housing Reports:

None

Maintenance Directors Reports:

Jose Quinones asked if soffits get done along with the siding, because the colors don't match up. Pete Croak stated that doing the soffits is not part of the siding specifications. Patrick Mattes asked how much it would cost to change the soffits so they match. John Boyle stated that they will look into it and get an inventory and get back to the board.

George Martin stated that the heating season is approaching make sure the heater rooms and heaters are ready for the heater guys to come in and service the heaters. George also stated that you make sure you pick up filters during the heating season at the office.

Family Housing Report:

None

Managing Directors Report:

John Boyle stated that paving will be done next week on the streets that have white markings.

George Martin asked if there was an update on the mysterious tree. John Boyle stated that they have exhausted all their options and they still don't know who cut down the tree. Denise Chilton-Colon suggested to talk to the water company. John Boyle said he will look into it.

Patrick Mattes asked if they were going to take out the tree stumps at 8 Findley Terrace. Pete Croak responded that they will be taking the stumps out.

Solicitors Report:

A MOTION WAS MADE BY WILLIAM EMSLEY TO ACCEPT ALL THE MONTHLY REPORTS AS PRESENTED; SECONDED BY PATRICK MATTES. MOTION CARRIED BY A VOTE OF 9-0-0.

Unfinished Business:

Samira Davis asked about the Excel Spreadsheets and how far along are we with them. John Boyle stated that she can come in and Rachel Flanagan will show you what we have.

New Business:

Denise Chilton-Colon stated that there will be a coat drive Sunday, October 27, 2019, between 12:00 p.m. and 4:00 p.m. The official flyers need to be the YMCA's official flyer that they send to us.

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 13, 2019

Kermitta Wiedemann stated a woman from the census bureau will be at the Back to School Fair with a table to explain the census with residents.

EXECUTIVE SESSION:

Board Adjourned for an Executive session at 7:51 p.m.

Board Meeting resumed at 8:34 p.m.

George Martin stated an email vote was taken on July 31, 2019 authorizing management to file in court for three cooperative units for non-payment. Motion passed with a email vote of 9-0-0.

Board Comment:

William Emsley stated that kids are being disrespectful when in public. Please spread the word.

William Emsley stated you need to follow proper channels before coming to the board to complain. Make sure to go to Management Office first.

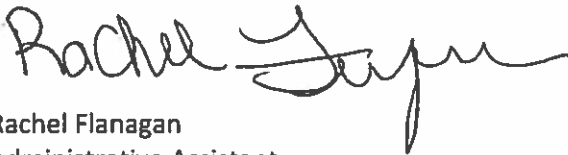
If you notice any water leaks in your house report it immediately to the Management Office.

ADJOURNMENT:

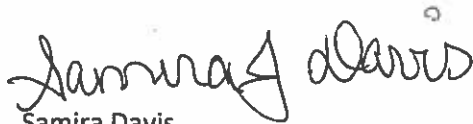
A MOTION WAS MADE BY WILLIAM EMSLEY TO ADJOURN; SECONDED BY PATRICK MATTES. MOTION CARRIED BY A VOTE OF 9-0-0.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,



Rachel Flanagan
Administrative Assistant



Samira Davis
Secretary, WHHOA Board of Directors.