

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 8, 2019

BOARD OF DIRECTORS PRESENT:

George Martin, Chairperson
Samira Davis, Secretary
Denise Chilton-Colon, Vice Treasurer
Jose Quinones
Kermitta Wiedemann
Laurel Heebner
Catherine Martin

EXCUSED:

Rose Russell, Treasurer
William Emsley, Vice-Chairperson

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 7:01 p.m.

A quorum was established.

PLEDGE OF ALLEGIANCE:

SECRETARY REPORT:

Samira Davis presented the minutes from the September 10, 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 SEPTEMBER 10, 2019 MINUTES AS PRESENTED; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 5-0-2. Laurel Heebner and Catherine Martin abstained.

TREASURER'S REPORT:

Approval of Regular Housing Bills List:

Denise Chilton-Colon presented the Regular Housing Bills List for Board Approval.

A MOTION WAS MADE BY DENISE CHILTON-COLON TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE AMOUNT OF \$234,788.50; SECONDED BY CATHERINE MARTIN. MOTION CARRIED BY A VOTE OF 7-0-0.

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Approval of Family Housing Bills List:

Denise Chilton-Colon presented the Family Housing Bills List for Board Approval.

A MOTION WAS MADE BY DENISE CHILTON-COLON TO APPROVE THE FAMILY HOUSING BILLS LISTS IN THE AMOUNT OF \$96;303.26 SECONDED BY CATHERINE MARTIN. MOTION CARRIED BY A VOTE OF 7-0-0.

Denise Chilton-Colon presented the shared expenses from Family Housing to Regular Housing in the amount of \$49,438.06.

Denise Chilton-Colon stated that the Membership Equity Is \$8,781.24.

WELCOME NEW MEMBERS:

Denise Chilton-Colon welcomed the following new members:

Cresenta Doodnath - 45 Fenton St.
Jacqueline Stein - 14 Grier St.
Premal Amin - 13 Mercer St.

None of the New Members were present at the meeting.

PUBLIC COMMENT:

Laurie Jensen, 73 Fenton St., asked if the board would allow 'Just Be Claus' to come back again on December 11, 2019, for set up, and Thursday, December 12, 2019, from 1:00 PM to 8:00 PM, Friday, December 13, 2019, from 11:00 A.M. to 8:00 P.M., and Saturday, December 14, 2019, from 10:00 AM until 4:00 PM. Denise Chilton-Colon stated that the only problem last year was people parking in numbered spaces. Kermitta Wiedemann stated that there was only one issue. Ms. Jensen asked if they can get a dumpster from Mascaro and what would it cost. Mr. Croak stated that he will find out and let her know.

A MOTION WAS MADE BY CATHERINE MARTIN TO PERMIT LAURIE JENSEN, 73 FENTON STREET, USE OF THE AUDITORIUM FOR JUST BE CLAUS ON DECEMBER 11, 12, 13 & 14, 2019 WITH A \$200.00 DEPOSIT; SECONDED BY JOSE QUINONES. MOTION CARRIED BY A VOTE OF 7-0-0.

Florence Fox, 9 Holt Terrace, stated that on Saturday, October 19, 2019, there will be "24th Annual Crooked Billet Run" starting at 9:30 a.m., at Warminster Community Park, on Veterans Way.

COMMITTEE REPORTS:

Finance/Bid:

KERMITTA WIEDEMANN MADE A MOTION TO APPROVE THE JUNE 30, 2019 AUDIT REPORTS; SECONDED BY JOSE QUINONES. MOTION CARRIED BY A VOTE OF 7-0-0.

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Fundraisers:

Geraldine Adams stated that there is \$12,472.80 in the scholarship fund.

Membership Relocation:

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

Jennifer Hauser - add on 9 Baird Street

A MOTION WAS MADE BY DENISE CHILTON-COLON TO ACCEPT THE APPROVED APPLICANTS LIST RECOMMENDED BY MANAGEMENT FOR APPROVAL; SECONDED BY LAUREL HEEBNER. MOTION CARRIED BY A VOTE OF 7-0-0.

Rita Hrin presented the recommended denied applicant list for board approval.

A MOTION WAS MADE BY DENISE CHILTON-COLON TO APPROVE THE DENIED APPLICANTS LIST; SECONDED BY CATHERINE MARTIN. MOTION CARRIED BY A VOTE OF 7-0-0.

Building Rental:

Kermitta Wiedemann stated everything is good.

WHDC/Auxiliary:

Annette Page stated that the Halloween Stroll will be held on October 26, 2019, between 1:00 p.m. and 3:00 p.m. Volunteers are welcome to help stand on a corner and hand out candy.

Annette Page stated that Bingo starts back up on October 19, 2019. It is \$7.00 to play.

MONTHLY REPORTS:

Housing Reports:

None

Maintenance Director Report:

Kermitta Wiedemann asked about the trimming of the trees and if they could check the back of Rita Black's house. Pete Croak responded yes.

Family Housing Report:

None

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Managing Director Report:

Samira Davis asked how things went with Bill Eaton. John Boyle stated that things went well. Todd Savarese elaborated further.

Solicitor Report:

Todd Savarese stated that he will discuss litigation in Executive Session.

Land Sale: Todd Savarese stated that there is no further update from Metro; they have until December 12, 2019.

A MOTION WAS MADE BY KERMITTA WIEDEMANN TO ACCEPT ALL THE MONTHLY REPORTS AS PRESENTED; SECONDED BY JOSE QUINONES. MOTION CARRIED BY A VOTE OF 7-0-0.

Unfinished Business:

Denise Chilton-Colon stated that the Coat Drive is on October 27, 2019, between 1:00 p.m. and 4:00 p.m. Any volunteers come at 12:00 p.m. Children must be present. Contact Denise Chilton-Colon for any special needs.

New Business:

George Martin asked about the big hole by Jamison Street and County Line Road. John Boyle stated it is a water vault on easement that they own. Not our property.

EXECUTIVE SESSION:

Board Adjourned for an Executive Session, at 7:37 p.m.

Board Meeting resumed at 7:59 p.m.

Board Comment:

None

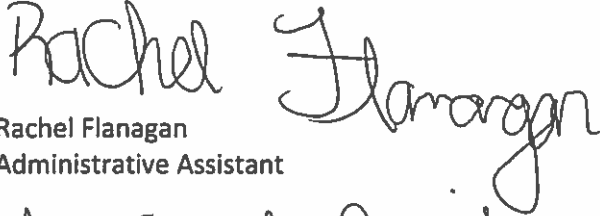
ADJOURNMENT:

A MOTION WAS MADE BY JOSE QUINONES TO ADJOURN; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 7-0-0.

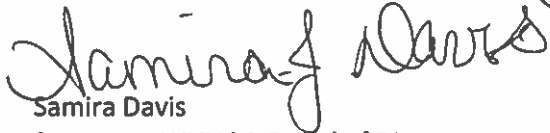
Meeting adjourned at 8:01 p.m.

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Respectfully submitted,

Handwritten signature of Rachel Flanagan in cursive script.

Rachel Flanagan
Administrative Assistant

Handwritten signature of Samira Davis in cursive script.

Samira Davis
Secretary, WHHOA Board of Directors