

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 10, 2019

**BOARD OF DIRECTORS PRESENT:**

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

**EXCUSED:**

Nancy Mayer, Treasurer  
Patrick Mattes, Vice-Treasurer

**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:**

GEORGE MARTIN ASKED FOR A MOMENT OF SILENCE FOR 9/11

**JUDGE OF ELECTIONS:**

**WHHOA NOMINATIONS:**

Denise Chilton-Colon, 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 stated that tonight is the last night for nominations.

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

Denise Chilton-Colon closed the nominations for the WHHOA Board of Directors; 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  
SEPTEMBER 10, 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:**

George Martin presented the minutes from the August 13, 2019 Board of Directors Meeting for approval.

George Martin asked if there are any omissions, additions or corrections to the minutes.

A MOTION WAS MADE BY WILLIAM EMSLEY TO ACCEPT THE AUGUST 13, 2019 MINUTES AS PRESENTED;  
SECONDED BY DENISE CHILTON-COLON. MOTION CARRIED BY A VOTE OF 7-0-0.

**TREASURERS REPORT:**

**Approval of Regular Housing Bills List:**

George Martin presented the Regular Housing Bills List for Board Approval.

A MOTION WAS MADE BY GEORGE MARTIN TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE  
AMOUNT OF \$312,642.25; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 7-0-0.

**Approval of Family Housing Bills List:**

George Martin presented the Family Housing Bills List for Board Approval.

A MOTION WAS MADE BY GEORGE MARTIN TO APPROVE THE FAMILY HOUSING BILLS LISTS IN THE  
AMOUNT OF \$88,529.83; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 7-0-0.

George Martin presented the shared expenses from Family Housing to Regular Housing in the amount of  
\$29,007.09.

George Martin stated that the Membership Equity Is \$8,781.24.

**WELCOME NEW MEMBERS:**

Rose Russell welcomed the following new members:

Malgorzart Dabrowska- 103 Jamison Street  
Patricia Martin- 29 Elmwood Avenue  
Victor Martinez- 12 Shield Street

Rose Russell stated that the new members called the office to let them know they were unable to  
attend the meeting tonight.

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 10, 2019

**PUBLIC COMMENT:**

Patricia Martin, 19 Mercer Street, has an issue with her parking lot. Her parking space is on Craven, and she would like to trade her spot to where she has been parking on Mercer street. John Boyle stated that he will come and take a look at the parking spots tomorrow.

Rando O’Farrill of 2 Tennent street wanted to know if he could still nominate someone for the board of directors. George Martin stated that the nominations are closed.

**COMMITTEE REPORTS:**

**Finance/Bid:**

None

**Fundraisers:**

Charlene Rodgers asked if the person came to collect their scholarship. Rita Hrin stated that she brought the bill into the office and received her scholarship.

Charlene Rodgers stated that there will be raffles in December for the Holidays.

**Membership Relocation:**

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

- Jamil Ruiz- Add-on 20 Potter Street
- Paul Finsterbusch-Add-on Co-Owner 21 Ferry Street.
- Larry and Rosa Mallete- 2 Bedroom Regular Housing

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

Rita Hrin presented the recommended denied applicant list

A MOTION WAS MADE BY WILLIAM EMSLEY TO APPROVE THE DENIED APPLICANTS LIST; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 7-0-0.

A MOTION WAS MADE BY WILLIAM EMSLEY TO APPROVE A \$4,000.00 LOAN FOR ANGELA MALDONATO; SECONDED BY DENISE CHILTON-COLON. MOTION CARRIED BY A VOTE OF 7-0-0.

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 10, 2019

**Building Rental:**

Kermitta Wiedemann stated the partition is up in the back of the room. Kermitta also stated that there is \$10,194.66 in the bank funds.

**WHDC/ Auxiliary:**

Annette Page thanked everyone for the support of the Back to School Fair. Annette Page stated that they made \$891.00.

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

**MONTHLY REPORTS:**

**Housing Reports:**

None

**Maintenance Director Report:**

William Emsley asked if there was a timeline for 8 Findley street completion. Pete Croak responded that end of year is the projected timeline.

Rose Russell asked if notices go out that the heater guys will be coming. Pete Croak responded that a notice is put into residents' mailboxes two days prior to the heater guys coming.

**Family Housing Report:**

None

**Managing Director Report:**

George Martin stated that there is an issue with aggressive dogs biting people. The community gets sued if a dog bites someone, and it's costing money. Aggressive dogs should be secured properly. If the issue continues a policy may need to be put into place.

**Solicitors Report:**

A MOTION WAS MADE BY WILLIAM EMSLEY TO ACCEPT ALL THE MONTHLY REPORTS AS PRESENTED;  
SECONDED BY KERMITTA WIEDEMENN. MOTION CARRIED BY A VOTE OF 7-0-0.

**Unfinished Business:**

None

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 10, 2019

**New Business:**

None

**EXECUTIVE SESSION:**

Board Adjourned for an Executive session at 7:26 p.m.

Board Meeting resumed at 7:57 p.m.

**Board Comment:**

Rose Russell stated that if you have a maintenance type issue you need to contact the office and not the board directly.

**ADJOURNMENT:**

A MOTION WAS MADE BY WILLIAM EMSLEY TO ADJOURN; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 7-0-0.

Meeting adjourned at 8:58 p.m.

Respectfully submitted,



Rachel Flanagan  
Administrative Assistant



Samira Davis  
Secretary, WHHOA Board of Directors.