

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION

BOARD OF DIRECTORS MEETING

March 10, 2020

BOARD OF DIRECTORS PRESENT:

George Martin, Chairperson
William Emsley, Vice Chairperson
Rose Russell, Treasurer
Denise Chilton-Colon, Vice Treasurer
Samira Davis, Secretary
Laurel Heebner
Catherine Martin
Jose Quinones
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:

SECRETARY REPORT:

Samira Davis presented the minutes from the February 11, 2020 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 FEBRUARY 11,2020 MINUTES AS PRESENTED; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 9-0-0.

TREASURERS REPORT:

Approval of Regular Housing Bills List:

Rose Russell presented the Regular Housing Bills List for Board Approval.

A MOTION WAS MADE BY ROSE RUSSELL TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE AMOUNT OF \$269,646.37; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 9-0-0.

Approval of Family Housing Bills List:

Rose Russell presented the Family Housing Bills List for Board Approval.

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A MOTION WAS MADE BY ROSE RUSSELL TO APPROVE THE FAMILY HOUSING BILLS LISTS IN THE AMOUNT OF \$124, 361.98; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 9-0-0.

Rose Russell presented the shared expenses from Family Housing to Regular Housing in the amount of \$62,552.91

Rose Russell stated that the Membership Equity Is \$8,913.75.

WELCOME NEW MEMBERS:

Laurel Heebner welcomed the following new members to our community: Kristal Quinines (present), Jacqueline Hernandez (present), Rosibel Yanes (not present), Nadia El Ahmar (not present).

COMMITTEE REPORTS:

Finance/Bid:

A MOTION WAS MADE BY CATHERINE MARTIN TO APPROVE THE 2020-21 CDBG GRANT AUTHORIZING THE MANAGING DIRECTOR TO SUBMIT AN APPLICATION; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 9-0-0.

Fundraisers:

Charlene Rodgers stated that \$1500 was put back in the account, and there is now \$11,593.34 in the account. The designer bag bingo is sold out and will happen on May 3, 2020.

Membership Relocation:

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

Emil Dabrowski- Add-on 103 Jamison St.
Alicia Lockett- 1 Bedroom Regular
Julio Ortiz- 2 Bedroom Family Housing

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 7-0-2. George Martin and Catherine Martin abstained.

A MOTION WAS MADE DENISE CHILTON-COLON TO APPROVE THE DENIED APPLICANTS LIST RECOMMENDED BY MANAGEMENT; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 9-0-0.

Building Rental:

Kermitta Wiedemann stated that there is \$10,997.52 in the bank account. The month of March and April are booked, with some bookings in September.

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Cleaners have been told that they need to clean doors and the floors.

WHDC/ Auxiliary:

Annette Page thanked Charlene Rogers for helping with the Pot of Gold raffle. She also thanked Denise Chilton-Colon and Geri Adam for helping out selling tickets at the office.

Annette Page stated that \$774 from the Pot of Gold, and a winner was chosen. The raffle winner for the Pot of Gold is Rachel Flanagan.

MONTHLY REPORTS:

Housing Reports:

William Emsley stated that he met with Julie Ambolino. She went through the process of completing a recertification. He stated that it is an eye-opening experience for all that goes into completing one.

Maintenance Directors Reports:

George Martin wanted to thank all Pete Croak and all of the vendors that helped out at the elderly couple's unit, 19 Jamison Street, with moving their belongings and fixing up the unit.

Family Housing Report:

None

Managing Directors Report:

John Boyle wanted to jump in and add to the maintenance directors report and stated that vendors and neighbors jumped in to help the couple.

Solicitors Report:

A MOTION WAS MADE BY WILLIAM EMSLEY TO ACCEPT ALL THE MONTHLY REPORTS AS PRESENTED; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-1.

Unfinished Business:

George Martin stated that there was a work session to work on the fence policy.

A MOTION WAS MADE BY ROSE RUSSELL TO APPROVE THE FENCE POLICY; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 6-2-1. Denise Chilton-Colon and Catherine Martin opposed; George Martin abstained.

Rose Russell stated that there will be a Community Clean Up on April 25, 2020. Pete Croak volunteered to man the dumpster.

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New Business:

Rita Hrin stated the CPR training will be held on Saturday, April 18, 2020, in the auditorium.

Public Comment:

Kristal Quinones, 50 Evans Street, asked if her and Ashley Quinones, 52 Evans Street, could attend the CPR training. Rita Hrin responded she would put them on the list.

Florence Fox of 9 Holt terrace thanked the people who worked on her floors.

James Hersch, 6 Craven Street, thanked maintenance for the new siding, but let Pete know that the wood post still moves. Pete Croak responded that he would look into it.

EXECUTIVE SESSION:

Meeting was adjourned at 7:29 p.m. for Executive Session.

Meeting was called to order at 8:27 p.m. for continuation of the meeting.

No action has been decided.

Board Comment:

A MOTION WAS MADE BY KERMITTA WIEDEMANN TO TAKE \$350 OUT OF THE RENTAL FUND ACCOUNT FOR SUPPLIES FOR CLEAN UP DAY; SECONDED BY WILLIAM EMSLEY. VOTE CARRIED BY A MOTION OF 9-0-0.

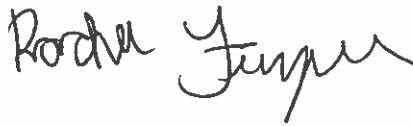
ADJOURNMENT:

A MOTION WAS MADE BY GEORGE MARTIN TO ADJOURN; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 9-0-0.

Meeting adjourned at 8:30 p.m.

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Respectfully submitted,

Rachel Flanagan 

Rachel Flanagan
Administrative Assistant

Samira Davis

Samira Davis
Secretary, WHHOA Board of Directors.