

WARMINSTER HEIGHTS OWNERSHIP ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 12, 2020

BOARD OF DIRECTORS PRESENT:

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

MANAGEMENT PRESENT:

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

OTHER:

Todd Savarese, Solicitor

CALL TO ORDER:

The Regular Meeting of Warminster Heights Home Ownership Association was called to order by Chairperson Martin at 7:01 p.m.

This meeting was conducted via Zoom.

A quorum was established.

PLEDGE OF ALLEGIANCE:

SECRETARY REPORT:

Samira Davis presented the minutes from the March 10, 2020 Board of Directors Meeting for Approval.

There was no April Board Meeting due to Covid-19.

Samira Davis asked if there were any omissions, additions, or corrections to the minute.

A MOTION WAS MADE BY WILLIAM EMSLEY TO ACCEPT THE MARCH 10, 2020 MINUTES AS PRESENTED; SECONDED BY LAUREL HEEBNER. MOTION CARRIED BY A VOTE OF 8-0-0. Kermitta Wiedemann had technical difficulties.

William Emsley stated that the motion for the solicitor's report should be fixed from 9-0-1 to 9-0-0.

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TREASURERS REPORT:

Approval of Regular Housing Bills List:

Rose Russell stated that the preliminary budget meeting will be held soon.

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

A MOTION WAS MADE BY WILLIAM EMSLEY TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE AMOUNT OF \$269,316.12; SECONDED BY JOSE QUINONES. MOTION CARRIED BY A VOTE OF 8-0-1. Rose Russell opposed.

Approval of Family Housing Bills List:

Rose Russell presented the family housing bills list for Board Approval.

A MOTION WAS MADE BY CATHARINE MARTIN TO APPROVE THE FAMILY HOUSING BILLS LIST IN THE AMOUNT OF \$63,444.83; SECONDED BY ROSE RUSSELL. 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 \$65,011.83.

Rose Russell stated the Membership Equity is \$8,913.75. There was no increase from the March 10 meeting.

WELCOME NEW MEMBERS:

Laurel Heebner welcomed the following new members to our community: Miquel Muniz, Alicia Lockett (present), Nicholas Torres.

Todd Savarese asked if the residents get the original or a copy of the certificate. Rita Hrin stated that they get a copy and the office keeps the signed original.

COMMITTEE REPORTS:

Finance/Bid:

Nothing at this time.

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Fundraisers:

Geraldine Adams stated that there was one applicant for the scholarship. Geraldine stated that she would like to give the scholarship to Alexandra Willauer. There was no motion to approve this applicant for the scholarship.

Geraldine stated that Designer Bag Bingo has been rescheduled for June 7, 2020.

Charlene Rodgers stated that instead of Designer Bag Bingo, they would be raffling off all the raffles, door prizes, and designer bags. People who bought tickets can trade their tickets in for raffle tickets. Ten people will be allowed in at a time to come in and put their tickets in for the raffles. This will happen on June 7, 2020 from 1-4 p.m. with the drawing of all the raffles at 4:00 p.m.

Membership Relocation:

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

Jean-Luc Maisonet- Co-Owner 40 Adams Avenue
Emil Dabrowski- Add-on 103 Jamison Street
Molly Przybelinski- Add-on 79 Fenton

A MOTION WAS MADE BY ROSE RUSSELL TO ACCEPT THE APPROVED APPLICANTS LIST RECOMMENDED BY MANAGEMENT; SECONDED BY LAUREL HEEBNER. MOTION CARRIED BY A VOTE OF 9-0-0.

BUILDING RENTAL:

Kermitta Wiedemann stated that everyone whose parties were cancelled due to Covid-19 got their money back.

WHDC/ Auxiliary:

Nothing going on at this time.

MONTHLY REPORTS:

Housing Reports:

None

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Maintenance Directors Reports:

Jose Quinones asked who the concrete contractor is. Pete Croak responded, that the contractor is Freddy Veneziale.

Laurel Heebner asked about the mice issue and where it was done at. Pete Croak responded that it was done at Family Housing.

Jose Quinones asked about the concrete warranty. Pete Croak responded that it is forever and nothing should happen to it. He further stated that his rear porch concrete cracked. Pete Croak stated he will contact contractor and have it taken care of.

Family Housing Report:

On behalf of Julie Ambollino, Rita Hrin stated that HUD is running smoothly, and better than it ever has before.

Managing Directors Report:

Laurel Heebner thanked Pete Croak and John Boyle for getting the lawn mowed up at the school.

Solicitors Report:

Laurel Heebner asked about the Taco shop lease. John Boyle stated he expects the rent to go up in July. A letter was sent out to the owner of the Bakery.

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

Unfinished Business:

None.

New Business:

None.

PUBLIC COMMENT:

There was no public comment as public was not present due to the meeting being conducted via zoom.

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EXECUTIVE SESSION:

No executive session was conducted.

Board Comment:

George Martin thanked the staff, and the other members for attending the meeting via zoom. George also thanked Rita Hrin for organizing and setting up the meeting.

ADJOURMENT:

A MOTION WAS MADE BY JOSE QUINONES TO ADJOURN; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0

Meeting adjourned at 7:37 p.m.

Respectfully Submitted,

Rachel Flanagan 

Rachel Flanagan
Administrative Assistant

Samira Davis

Samira Davis
Secretary, WHHOA Board of Directors.