

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 14, 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:

JUDGE OF ELECTIONS: Denise Chilton-Colon

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. Please be aware that the election may be subject to change.

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

Charlene Rogers, 18 Luther Street, nominated William Emsley, 29 Evans Street. William Emsley accepted the nomination.

Florence Fox, 9 Holt Terrace, nominated Judy Langley, 46 Van Horn Drive. Judy Langley accepted the nomination.

Pat Martin, 29 Elmwood Avenue, nominated George Bowers, 32 Elmwood Avenue. George Bowers accepted the nomination.

William Emsley, 29 Evans Street, nominated George Martin, 8 Allen Street. George Martin declined the nomination.

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Laurel Heebner, 10 Findley Terrace, nominated Jose Quinones, 2 Allen Street. Jose Quinones 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 August and September WHHOA Board of Directors regular meeting.

WHDC NOMINATIONS:

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

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

Florence Fox, 9 Holt Terrace, nominated Charlene Rogers, 18 Luther Street. Charlene Rogers declined the nomination.

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

PUBLIC COMMENT:

Debbie Hernandez, 30 Fenton Street, expressed her concerns about the fireworks that occurred on Fourth of July weekend. It was not done correctly and needs to be conducted more responsibly. Debbie Hernandez stated that she went to the police and nothing was done. George Martin asked if she showed the police the pictures. Debbie Hernandez stated the police did not want to see them.

Charlene Rogers, 18 Luther Street, stated that there are people assigning themselves their own parking spots and painting their number on spots. George Martin stated that you are not allowed to do that. John Boyle stated that we are in the first phase which are the lines, but numbers have not been done yet. John Boyle stated that he will go around with Pete Croak and painting contractor on Thursday, when the numbering phase begins and any resident that paint their own number, will get a letter, and will be charged for restoration of the parking spot. George Martin stated there is a master sheet with 1700 parking spaces.

Joseph Willauer, 8 Luther Street, stated that we lost parking spaces on Luther Street because of the way the contractor painted the lines, the lines were not measured correctly. Pete Croak stated that they would go out and take a look at it.

Patrick Mattes stated that people from Charter Arms are parking on Allen street and Rush Street and walking over to their home. They are also parking in the street. John Boyle stated that he would talk to Charter Arms about the parking and let them know they will get ticketed if they park on the property, if it continues, they will get towed.

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Patrick Mattes asked if the project at 8 Findley Terrace was ever sent out to bid. George Martin stated that it was not. Patrick Mattes asked why it was not sent out to bid? George Martin did not realize that it would cost that much, and everything should go out to bid; \$25,000 and up should go out to bid. William Emsley stated that estimates are estimates and a bid is a bid.

Judy Langley asked if there was a bid committee? Rose Russell responded that there is a bid committee.

William Emsley asked where the estimates in regard to the project at 8 Findley Terrace are. There was further discussion. John Boyle stated that he has them. There was further discussion regarding 8 Findley Terrace and a lot of yelling regarding this property and the estimates and work that was completed. George Martin told John Boyle to please provide estimates to everyone on the board. Mr. Boyle stated that once he is done here, he will get the estimates to the board.

George Martin stated that anything under \$20,000 we will accept 3 proposals.

Catherine Martin stated that this should not be discussed in meeting this should be discussed in Executive Session. Denise Chilton-Colon stated that there were invoices for a lot of contractors not one.

SECRETARY REPORT:

Samira Davis presented the minutes from the June 9, 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 JUNE 9, 2020 MINUTES AS PRESENTED;
SECONDED BY ROSE RUSSELL. 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 DENISE CHILTON-COLON TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE AMOUNT OF \$496,401.60; SECONDED BY ROSE RUSSELL. 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.

A MOTION WAS MADE BY ROSE RUSSELL TO APPROVE THE FAMILY HOUSING BILLS LIST IN THE AMOUNT OF \$106,039.81; SECONDED BY DENISE CHILTON-COLON. 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 \$39,246.10.

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Rose Russell stated the Membership equity is \$8,931.57.

WELCOME NEW MEMBERS:

There were no new members this month.

COMMITTEE REPORTS:

Finance/Bid:

None

Fundraisers:

Nothing for this month.

Membership Relocation:

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

Rosemary Rivera- 1 Bedroom RH-purchasing 22 Jamison St.

A MOTION WAS MADE BY ROSE RUSSELL TO ACCEPT THE APPROVED APPLICANT LIST RECOMMENDED BY MANAGEMNET FOR APPROVAL; SECONDED BY JOSE QUINONES. MOTION CARRIED BY A VOTE OF 9-0-0.

Building Rental:

Kermitta Wiedemann stated that there is nothing and everything has been cancelled through September. Kermitta Wiedemann asked if the building could open for rentals now that Pennsylvania is in green. The Board agreed that the building should remain closed and no rentals should be allowed for the time being.

Auxiliary:

Nothing for this month.

WHDC:

Nothing for this month.

MONTHLY REPORTS:

Housing Reports:

None

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Maintenance Director Report:

George Martin congratulated Pete Croak on finishing his course and is now a Certified Maintenance Manager.

Family Housing Report:

None

Managing Director Report:

Nothing for this month.

Solicitor Report:

William Emsley thanked Todd Savarese and John Boyle for their great work on a confidential issue.

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

Unfinished Business:

George Martin read into the minutes that a Vote was taken on June 23, 2020 to approve an appeal for a shed measuring 14'Lx12'wx10.5'H, at 15 Findley Terrace, by Mr. Kenneth Croak Sr. Resulting vote: 5-4-0 to Approve.

New Business:

None

Board Comment:

William Emsley withdrew his name from nominations for the 2020 Board of Directors Election.

George Martin thanked the staff for setting up the room for the board meeting.

EXECUTIVE SESSION:

Meeting was adjourned for executive session at 7:53 p.m.

ADJOURMENT:

A MOTION WAS MADE BY CATHERINE MARTIN TO ADJOURN; SECONDED BY DENISE CHILTON-COLON. MOTION WAS CARRIED BY A VOTE OF 9-0-0.

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Respectfully submitted,

Rachel Flanagan

Rachel Flanagan
Administrative Assistant

Samira Davis

Samira Davis
Secretary, WHHOA Board of Directors.