

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION
BOARD OF DIRECTORS MEETING
August 11, 2020

BOARD OF DIRECTORS PRESENT:

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

EXCUSED:

Kermitta Wiedemann
William Emsley, Vice Chairperson

MANAGEMENT PRESENT:

John Boyle, Managing 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:

George Martin stated that due to Covid-19 there is a limit of 25 people allowed in the building.

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

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

Charlene Rodgers, 18 Luther Street, nominated Joe Willauer, 8 Luther Street. Joe Willauer accepted the nomination.

Eric Jay Arzola, 16 Yeates Street, nominated Michael Page, 17 Adams Avenue. Michael Page accepted the nomination.

Pat Martin, 29 Elmwood Avenue, nominated Angela Peters, 33 Elmwood Avenue. Angela Peters accepted the nomination.

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION

BOARD OF DIRECTORS MEETING

August 11, 2020

Denise Chilton-Colon closed the nominations for the WHHOA Board of Directors. She stated that nominations will be accepted in the September WHHOA Board of Directors regular meeting, and nominations will not be taken on the day of the election.

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.

Catherine Martin, 39 Adams Avenue, nominated Cheryl Wilson, 28 Evans Street. Cheryl accepted the nomination.

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

PUBLIC COMMENT:

Charlene Rodgers, 18 Luther Street, asked what is going to be done about the recreational vehicles on the property. George Martin stated that the board is still working on it. John Boyle stated that he is waiting for the new board to come in September and make a policy that can be enforced. There was further discussion on this topic. George Martin ended the discussion by stating that the board will work through the parking issues.

Judy Langley, 46 Van Horn Drive, stated she was Chairman of the Board for many years and never did we disrespect someone in a general meeting, as happened at the last board meeting, we took them into an Executive Session. You want respect you need to show respect. Members elect the board to represent them.

SECRETARY REPORT:

Samira Davis presented the minutes from the July 14, 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 CATHERINE MARTIN TO ACCEPT THE JULY 14, 2020 MINUTES AS PRESENTED; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 7-0-0.

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 \$353,967.17; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 7-0-0.

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION
BOARD OF DIRECTORS MEETING
August 11, 2020

Approval of Family Housing Bills List:

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

A MOTION WAS MADE BY DENISE CHILTON-COLON TO APPROVE THE FAMILY HOUSING BILLS LIST IN THE AMOUNT OF \$101,547.33; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 7-0-0.

Rose Russell presented the shared expenses from Family Housing to Regular Housing in the amount of \$136,088.22.

Rose Russell stated the Membership equity is \$8,940.50.

WELCOME NEW MEMBERS:

Laurel Heebner welcomed Rosemary Rivera, 22 Jamison Street, to the community. Rosemary was not present.

COMMITTEE REPORTS:

Finance/Bid:

Nothing for this month.

Fundraisers:

Nothing for this month.

Membership Relocation:

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

A MOTION WAS MADE BY CATHERINE MARTIN TO ACCEPT THE DENIED APPLICANT LIST RECOMMENDED BY MANAGEMNET FOR APPROVAL; SECONDED BY ROSE RUSSELL FOR FURTHER DISCUSSION. Motion was tabled for executive session.

Building Rental:

Nothing this month.

Auxiliary:

Nothing for this month.

WHDC:

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION
BOARD OF DIRECTORS MEETING
August 11, 2020

Nothing for this month.

MONTHLY REPORTS:

Housing Reports:

Nothing For this Month.

Maintenance Directors Reports:

Nothing for this Month.

Family Housing Report:

Nothing this Month.

Managing Directors Report:

Nothing for this month.

Solicitors Report:

George Martin asked if a lease was signed by Inspire Federal Credit Union. John Boyle responded yes; the lease is signed. There will be an open house, and the credit union is expected to open October 1, 2020.

A MOTION WAS MADE BY CATHERINE MARTIN TO ACCEPT ALL THE MONTHLY REPORTS AS PRESENTED; SECONDED BY DENISE CHILTON-COLON. A MOTION WAS CARRIED BY A VOTE OF 7-0-0.

Unfinished Business:

Denise Chilton-Colon mentioned that she was contacted by the YMCA regarding the coat drive and to have a drive through. There was further discussion on the coat drive.

New Business:

None

EXECUTIVE SESSION:

Meeting was adjourned for executive session at 7:34 p.m.

Meeting resumed at 8:03 p.m.

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION
BOARD OF DIRECTORS MEETING
August 11, 2020

BOARD COMMENT:

A MOTION WAS MADE BY CATHERINE MARTIN TO UPHOLD MANAGEMENT'S DECISION FOR DENIAL OF APPLICANT; SECONDED BY DENISE CHILTON-COLON. MOTION CARRIED BY A VOTE OF 6-1-0.

ADJOURNMENT:

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Rachel Flanagan
Rachel Flanagan
Administrative Assistant

Samira Davis
Samira Davis
Secretary, WHHOA Board of Directors.
