

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 8, 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

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**WHHOA NOMINATIONS:**

Denise Chilton-Colon, Judge of Elections, stated that there are 3, 3-year seats on the WHHOA Board of Directors and 4, 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.

Michael Page, 17 Adams Ave., nominated James Hersch Sr., 6 Craven Street. James Hersch Sr. accepted the nomination.

Rando O’Farrill, 2 Tennent St., nominated Wanda O’Farrill, 8 Tennent St. Wanda O’Farrill accepted the nomination.

Wanda O’Farrill, 8 Tennent St., nominated Rando O’Farrill, 2 Tennent St. Rando O’Farrill accepted the nomination.

Rose Russell, 31 Holt Street, nominated William Emsley, 29 Evans St. William Emsley accepted the nomination.

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Catherine Martin, 39 Adams Ave., nominated Andrea Jones, 23 Ferry St. Andrea Jones accepted the nomination.

Denise Chilton-Colon closed the nominations for the WHHOA Board of Directors. She stated that nominations will not be accepted at the Annual Election.

**WHDC NOMINATIONS:**

Denise Chilton-Colon stated that there are 4, 3-year seats on the WHDC Board of Directors.

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

Charlene Rogers, 18 Luther Street, nominated Pat Martin, 29 Elmwood Ave. Pat Martin accepted the nomination.

Catherine Martin, 39 Adams Ave., nominated Rita Black, 56 Evans St. Rita Black accepted the nomination.

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

William Emsley asked what the plan is if it rains. Denise Chilton-Colon responded that John Boyle is checking with Todd Savarese. People will come in, vote, and leave.

Laurel Heebner asked if there would be any speeches. Denise Chilton-Colon responded that people can campaign outside.

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**PUBLIC COMMENT:**

Karen Mattes asked when the heaters are going to be serviced. Pete Croak responded at the end of the month and flyers would be going out next week.

James Hersch, Sr. asked if the school that took over the building was ever going to cut the grass. Pete Croak responded that he called and hoped that they would cut it by tomorrow.

Pat Martin asked if they could check the trees behind Elmwood Avenue. Pete Croak responded that the trees are on the list.

Florence Fox, 9 Holt Terrace, thanked John Boyle and Pete Croak for their help in getting the wheelchair ramp for Al.

**SECRETARY REPORT:**

Samira Davis presented the minutes from the August 11, 2020 Board of Directors Meeting for approval.

Samira Davis asked if there are any omissions, additions, or corrections to the minutes.

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A MOTION WAS MADE BY ROSE RUSSELL TO ACCEPT THE AUGUST 11, 2020 MINUTES AS PRESENTED; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 8-0-1. William Emsley abstained.

**TREASURERS REPORT:**

**Approval of Regular Housing Bills List:**

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

A MOTION WAS MADE BY CATHERINE MARTIN TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE AMOUNT OF \$368,376.82; SECONDED BY DENSIE CHILTON-COLON. 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 WILLIAM EMSLEY TO APPROVE THE FAMILY HOUSING BILLS LIST IN THE AMOUNT OF \$102,066.21; 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 \$134,581.19.

Rose Russell stated the Membership Equity Share is \$8,958.38.

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**WELCOME NEW MEMBERS:**

Laurel Heebner welcomed Cecilia Lara Galan, 36 Ferry Street, to the community. Cecilia was not present.

**COMMITTEE REPORTS:**

**Finance/Bid:**

None

**Fundraisers:**

Charlene Rodgers stated that there is \$15,249.82 in the bank. All scholarships are accounted for and paid for.

**Membership Relocation:**

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

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Alberto Rodriguez- 2 Bedroom Regular  
Felipe Maisonet- Add-on Co-Owner 50 Downey Dr.  
Brandon Perez-1 Bedroom Regular  
Sara Miller-Add-on 26 Potter Street  
Danielle Rink- Add-on 20 Adams Ave.  
Andrew Kehler- Add-on 7 Knight St.  
Sherry Herlihy- Add-on 14 Ulmar.

A MOTION WAS MADE BY DENISE CHILTON-COLON TO ACCEPT THE APPROVED APPLICANT LIST RECOMMENDED BY MANAGEMENT FOR APPROVAL EXCEPT FOR #2 ON LIST WHICH WILL BE DISCUSSED IN EXECUTIVE SESSION; SECONDED BY ROSE RUSSELL FOR DISCUSSION. MOTION CARRIED BY A VOTE OF 6-0-3. George Martin, William Emsley, and Catherine Martin abstained.

A MOTION WAS MADE BY DENISE CHILTON-COLON TO MOVE THE DENIED APPLICANT LIST INTO EXECUTIVE SESSION FOR DISCUSSION RECOMMENDED BY MANAGEMENT FOR APPROVAL; SECONDED BY ROSE RUSSELL FOR DISCUSSION. MOTION CARRIED BY A VOTE OF 9-0-0.

A MOTION WAS MADE BY DENISE CHILTON-COLON TO ACCEPT THE RELOCATION APPLICANT LIST RECOMMENDED BY MANAGEMENT FOR APPROVAL; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

A MOTION WAS MADE BY CATHERINE MARTIN TO APPROVE A \$4,000.00 LOAN FOR BRYCE EMSLEY; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 8-0-1. WILLIAM EMSLEY ABSTAINED.

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**Building Rental:**

Kermitta Wiedemann stated that there is \$12,100.59 in the account. The building is still not open for rentals.

**Auxiliary:**

Nothing for this month.

**WHDC:**

Nothing for this month.

**MONTHLY REPORTS:**

**Housing Reports:**

None

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**Maintenance Directors Reports:**

George Martin asked about the spotted lanternfly treatments. John Boyle stated there is one more treatment to go.

George Martin also asked about spraying for mosquitos. John Boyle stated this week.

George Martin asked about when the hydrants would be flushed. Pete Croak responded in the next couple of days or next week. It will be this month.

**Family Housing Report:**

None

**Managing Directors Report:**

Nothing for this month.

**Solicitors 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.

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**Unfinished Business:**

Rose Russell asked if police would be staying longer for patrols. John Boyle responded no unless you want it to be extended.

**New Business:**

None

**Board Comment:**

William Emsley thanked George Martin for all his hard work. He stated that it was George Martin's last board meeting and George has been the chairperson for quite a while. George Martin thanked everyone and stated that he could not have done it without everyone's support.

**EXECUTIVE SESSION:**

Meeting was adjourned for executive session at 7:44 p.m.

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**ADJOURNMENT:**

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

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

*Rachel Flanagan*

Rachel Flanagan  
Administrative Assistant

*Samira Davis*

Samira Davis  
Secretary, WHHOA Board of Directors.

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