



Annual Meeting Minutes

7:00 PM January 17, 2022

Minutes recorded by:
Ryan Neenan

Due to continued COVID-19 issues, this meeting was held online.

Board Members Present:

Vice-President - Rich Klein;
Secretary – Ryan Neenan;
Treasurer - Alissa Weiss;
Sgt Arms - Lou Lombardo;
Alternate - Bob Geis

Not Present:

John Scagliotti (President - Resigned)

Others Present: Rebecca Rivera, Sandy Lombardo, Tom Regenski

1. Call to Order: 7:04 PM.
 - a. The meeting was scheduled due to the resignation of President Scagliotti.
 - b. The meeting was called to order by Treasurer Weiss
2. Lou: Some Notes from John:
 - a. Would like everyone to consider that we have Tom R. be the BHW liaison dealing with the attorneys and other officials due to his experience and knowledge of the area.
 - i. Tom: is willing to fill this role to keep things moving forward.
 - b. Also wanted everyone to know he is available for advice.
 - c. At June in our annual meeting, some board members are up for election again. We will have to decide who is up and who will serve a full two years.
 - d. Kyle was sent copy of most recent by-laws and made them aware of where we stand. Fine schedule needs to be established strictly applicable to long term rentals only. We are waiting on feedback from Kyle
3. Tom will reach out to attorneys to see where we stand on our final recommendations and questions about the short term and long term rental policy.
4. Application for LTR must be created.
 - a. Contact Hemlock Farms for LTR application ideas by Ryan. Tanglewood Lakes Tom will try and get.
 - b. If a form is necessary, Ryan will create with guidance from other places.
5. Fee structure for the application needs to be decided. Board recommends a \$100 fee per instance of rental lease.
6. Fine structure – Question do we need a separate for these new rules, or just keep or modify the original in our by-laws?
 - a. How do we assess fines? Take pictures and/or videos.
 - b. Fine schedule will need to be made up for LTR before sent out
 - c. Can a way for landlord to lose his/her permit if excessive fines be established? Questionable legal grounds.
7. General Mailing with new rules, fees, and possible fines needs to be sent asap as soon as we hear from the lawyer.
 - a. Need to remind everyone about general rules and regulations.

- b. If possible, Send stuff out before February.
- 8. John has resigned as President, effective January 5th, 2022. The remaining board members thank John for his service over these many years and wish him well.
 - a. The Board unanimously votes to appoint alternate Bob Geis as the fifth member of the board. He will fill the remainder of John's term until the next annual meeting.
 - i. Bob: I agree with the new Rental rules that will be put into effect.
 - b. The board will not reorganize at this time, and will leave the officer of President open, with VP Rich Klein taking over the Presidential duties. Reorganization will happen after the next annual meeting in June.
- 9. The Board will reconvene as soon as we hear back from our lawyers on the latest revisions and questions.
- 10. Rich: Update on signs - Signs for community (speed limit etc) have been in the works and going forward.

With no more business, the meeting was adjourned.

Respectfully submitted,

Ryan Neenan

Secretary