

The meeting was called to order at 1:00 PM by Board President, Charles Lupo with the Pledge of Allegiance.

PRESENT: Trustees: Present were Charles Lupo, Joyce Carmody, Eugene Murphy, Thomas Hardman, Wayne Steinman and Fay Weinstein.

Management Staff: Community Manager – Joseph Schultz, Service Manager – Jim Snyder, Accounting Administrator – Michelle Lampard and Recreation Director – Mary Lighthipe. (Michael Polulak from McGovern Legal Service, LLC)

FIRST ORDER OF BUSINESS:

C.Lupo moved to accept Al DAmato's resignation as Trustee. There was no discussion and a vote was called.

- W. Steinman – Yes
- F. Weinstein – No
- T. Hardman – Yes
- E. Murphy – Yes
- J. Carmody – Yes
- C. Lupo – Yes

Motion carried. (A. DAmato made a statement) – M. Polulak left the meeting at 1:05 PM.

C. Lupo stated that the Board of Trustees are accepting candidates wishing to fill the vacated position on the Board. Applicants may join the list of candidates by emailing a letter of intent to [association@lvwa.net](mailto:association@lvwa.net) before the deadline of the end of business day on October 14<sup>th</sup>, 2022.

S. Bowker, Administrative Assistant stated the procedures for the 2022-2023 Election of Officers. The voting for President, Vice President, Treasurer and Secretary took place and the results are as follows:

Reorganization of officers for 2022-2023 year:

Charles Lupo	President
Joyce Carmody	Vice President
Eugene Murphy	Treasurer
Thomas Hardman	Secretary
Fay Weinstein	Trustee
Wayne Steinman	Trustee

Liaison Assignments were assigned as follows by the Board President, C. Lupo:

Administration Committee	Wayne Steinman
Architectural Committee	Thomas Hardman
Community Services Committee	Joy Carmody
Finance Committee	Eugene Murphy

C. Lupo gave the official report from the 2022 Trustee Election.

ITEMS VOTED ON: (continued in Community Manager's Report)

T. Hardman moved to waive the reading of the minutes. W. Steinman seconded. All were in favor. Motion carried.

T. Hardman moved to approve the August 3, 2022 minutes. E. Murphy seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

W. Steinman moved to approve the Welcome Committee charter. J. Carmody seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

*The Board approved Janice Saylor as a member to Community Services Committee.*

F. Weinstein moved to approve the purchase of new kitchen equipment for Willow Hall from Johnson's Restaurant Equipment Inc. and to have Curry Electric install the required electric circuit for a total cost of \$9,739.90. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. J. Carmody seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

E. Murphy moved to approve the purchase of the Skyvac Interceptor (gutter cleaning machine) from Clean Direct Inc. for a cost of \$7,536.25. This expense will be provided by account #3151 – Property Fund/Additions. T. Hardman seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

M. R. McCarthy, Chairperson, gave a report for the Administration Committee.

E. Traeger, Chairperson, gave a report for the Architectural Committee.

F. Weinstein, Trustee Liaison, gave a report for the Community Services Committee.

There was no report for the Finance Committee.

M. Lighthipe, Recreation Director, gave a report for the Recreation Department.

COMMUNITY MANAGER'S REPORT: (J. Snyder/J. Schultz)

J. Snyder announced that Monday, September 12<sup>th</sup> is bulk pick-up in the village which is a week-long process by the Township. The Willow Pool will remain open for residents only from September 6<sup>th</sup> through September 30<sup>th</sup> without an attendant. The Encore pool is closed and the Board is contemplating some renovations for the pool. On August 26<sup>th</sup>, the civil action complaint was filed against Manchester Township regarding water service repairs in the village. There is no longer a guard at the

Route 37 gate. Visitors must use the Route 70 gate to enter the village or receive a QR code from the resident they visiting. There were some troubles with the electrical panel at Willow Pool Pump House. Curry Electric was called to investigate and it was determined that the panel needed to be replaced. This was an original electrical panel from the time of the construction of the pump house. Due to the fact that pool service could not be delayed or interrupted this was imperative to replace the panel. *E. Murphy moved to approve Curry Electric to replace the electrical panel at the Willow Hall Pool Pump House for a cost of \$2,275.97. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. T. Hardman seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.*

UNFINISHED BUSINESS:

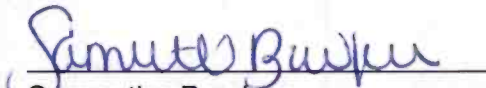
1. The Board discussed some new ideas for phase two of the Club Encore patio renovation and a new proposal will be submitted for review.

NEW BUSINESS:

1. The resolution regarding the "End of Support for R-22 Refrigerant based HVAC Equipment" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting.
2. The Board is seeking technically savvy residents to serve on a committee with the initial goal of finding a solution to eventually replace the current transponder system. Interested residents may send a letter of intent to [association@lvwa.net](mailto:association@lvwa.net) or drop off/mail to the Association office.

The next open Board meeting will be held on Wednesday, October 5, 2022 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 1:50 PM.

  
Samantha Bowker  
Administrative Assistant

  
Tom Hardman  
Board Secretary

Approved: October 19, 2022