

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**

**November 9, 2022**

**Virtually by Zoom**

**CALL TO ORDER:**

The meeting was called to order 7:00 p.m. by John Pesce, President

**NOTATION OF ATTENDANCE:**

The Board provided introductions and announced officers.

John Pesce, President

Nic D'Ascoli, Vice-President

Erik Herron, Secretary

Mark Sagarin, At-Large

Laura Magnuson was absent due to a family medical emergency

Others:

Kristin Czarick, CMCA®, AMS®, WLA GM

Shelia Jenkins-Diaz, Executive Assistant to the GM

**APPROVAL OF MINUTES:**

Erik Herron offered a motion to approve the October 11, 2022 open session minutes and various closing statements.

Mark Sagarin provided the second.

Motion carried. (Sagarin/Herron/Pesce in favor, D'Ascoli abstains)

**PRESIDENT COMMENTS:**

John Pesce announced that the Board would be going into a closed session following this meeting to discuss ongoing litigation and staffing concerns.

**OPEN FLOOR:**

1. Anita Weinstein asked whether the HOA has reinvested certain reserve assets since its last meeting on the topic. Czarick explained that work is in process on this.
2. Cindy Snow requested that at the next lawn contract, the board consider mulching leaves and leaving them in place because soil is depleted.
3. Anita Weinstein asked for an update on the CSL litigation. Herron provided an update.

**REPORTS:**

1. AERC: Pesce explained that four applications were approved at the last AERC meeting (one conditional). He announced that the AERC would hold an open house on November 29, 2022.
2. Harbour Place NAC: Holly Solano explained that the NAC had held a second ballot to form under the supervision of the HOA, no tallies yet. She provided an update on parking spots.
3. Accounting: Sonia Iraheta of First Service Residential provided an update on financials.
4. General Manager: Czarick provided a report.

**MOTIONS:**

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1. Herron offered a motion to approve a 2021 audit submitted by Goldklang. Sagarin seconds. Sagarin proposes to include Magnuson's comments on the audit in the minutes. (Herron/Sagarin/D'Ascoli in favor).
2. Sagarin offered a motion to retain WLA's auditors for the coming year. D'Ascoli seconds. (Herron/Sagarin/D'Ascoli in favor).
3. Herron offered a motion to approve three storm water management proposals presented by Czarick. Sagarin seconds. Discussion ensued on the scope of the proposals. (Herron/Sagarin/D'Ascoli in favor).
4. Herron offered a motion to pay outstanding legal invoices amounting to \$112,384.87. Sagarin seconds. (Herron/Sagarin/D'Ascoli in favor).
5. Herron offered a motion to approve a three-year copying contract for the WLA office. Sagarin seconds. D'Ascoli requests clarity on costs and expenses relating to copying and additional clarity, requests to see the contract. (Herron/Sagarin/D'Ascoli in favor).

**ADJOURNMENT:**

Herron offered a motion to adjourn open session and move to closed session to discuss staffing and litigation. Sagarin seconds. (Herron/Sagarin/D'Ascoli in favor).