

Minutes for August 7, 2022 Annual Board Meeting

The President, Eileen Corbin, called the meeting to order.

Roll call - all board members were present except Sonia Rowland.

Motion to approve the minutes for May 23rd, 2022 was made by Charles Rowland and seconded by Diane Oleksia. Motion passed.

Motion to approve the financials was made by Charles Rowland and seconded by Don Daniel. Motion passed.

Officers Reports:

Eileen Corbin, President reported she had received a letter from Robert Tuthill, Jr. requesting to live in his house trailer while repairs are being made on his home that had sustained damage in the storm. Eileen asked the board to approve this request and it was seconded by Samantha Ruibal. Request approved. Eileen also informed us that she had contacted the County for assistance in the clean-up from the storm. She was informed that they would assist with the cutting of trees that were blocking roadways but there would be no other assistance. She commandeered Adam Dooley to clean-up the debris. Eileen also informed the community that Robert Tuthill, Sr. had passed away and she had sent a card on the Boards behalf.

Diane Oleksia, Vice President POA informed the Board that she would like to be involved with the feral cat issue on Woodward Court. She is looking into becoming a certified rescue, and would like to conduct TNR (Trap, Neuter, Release) for the Shenandoah Shores feral cat population.

Jeanne Fisher-Thompson, Vice President of the CWA had nothing to report.

Tamsen Strickland, Articles, Covenants & Bylaws reported that there has not been a meeting with Ms. White to date. She has been on vacation for three weeks. She is still waiting on an answer to the one question that had been asked "What authority does the Board have?"

Don Daniel, Roads, Grounds and Safety reported that Lake is trimming on the sides of the roads in Mosby Woods. He is not satisfied with the existing trimming and will be addressing that issue with them. The storm has caused a lot of damage in the neighborhood with clogged culverts and down trees. The large culvert on Riverview needs cleaning. It is a 36" culvert and it has been recommended to be changed to a 42". The cost to make this change is quoted at \$6200.00. Diane Oleksia made a motion to proceed, and Charles Rowland seconded. Motion passed. Don presented us with a proposal for upcoming work that needs to be performed on the roads from John Lake Paving in the amount of \$43890.00. Charles Rowland made a motion to proceed, and Jeanne Fisher-Thompson seconded. Motion passed. Don also reported that Adam found an issue with a log down on Summit Ridge and informed the community that it is scheduled for removal. The Boat Ramp bid from Adam Dooley in the amount of \$14500.00 was presented and was brought to the Boards attention that the County may not approve the work to be paid out of the Sanitary District funds. Samantha Ruibal made a motion that if the County did approve the expense the work was approved, and it was seconded by Diane Oleksia. Motion passed. Don also reported that there is damage to Woodward Court due to construction and power lines down on Sycamore.

Sonia Rowland, Sunshine Chairman/Forestry was absent.

Charles Rowland, Back-up CWA had nothing to report.

Samantha Ruibal, Membership Chairman requested that notes be taken during work session to be posted on the web site but not included in the quarterly minutes.

Unfinished Business:

There was none.

New Business:

Tamsen Strickland requested that the ending balance in the SSPOA operating account of \$99975.58 be transferred to the Wells Fargo MM#2 account so that the account starts out the new fiscal year with a balance of \$122186.89 which is the amount of the first Sanitary District check for this fiscal year. The motion was made by Diane Oleksia and seconded by Charles Rowland. Motion passed. Tamsen also suggested that we move all funds out of Wells Fargo into an institution based on the advice of a financial advisor. Samantha Ruibal made the motion and Tamsen Strickland seconded. Motion passed. Tamsen Strickland also recommended that we move \$192775.37 out of the SSCWA operating account and place it in the money market account leaving a balance of \$8202.13 in operating. Diane Oleksia made the motion and Tamsen Strickland seconded. Motion passed.

The Board recommended the purchase of a laptop w/ portable printer for the community at a ceiling of \$1500.00. Charles Rowland made the motion and seconded by Samantha Ruibal. Motion passed.

The floor was opened to the membership in attendance.

The Chairperson of the Election Committee, Katie Fedoryka, announced the election results.

Ari Henrique	163	Three-year term
Jesse Brooks	160	Three-year term
Ken LaBarre	151	Three-year term
Sherry Brodnax	145	Two-year term
Charlie Swisher	141	One-year term
Richard Alexander	56	
Charlie Rowland	46	

Write in:

John Brodnax	1
Gideon Anderson	1
Mary Lyn Sallette	4
Don Daniel	1

Diane Oleksia made a motion to adjourn. Second by Samantha Ruibal. Motion passed.

Minutes for August 21, 2022 Special Board Meeting

The President, Eileen Corbin, called the meeting to order.

Roll call - all board members were present.

Diane Oleksia requested to speak prior to addressing the items on the agenda, and assigning of Board positions. Diane spoke regarding the use of Signal Chat by Board members over the last couple of weeks. Diane began her statement pointing out that not all Board members had even joined the app, and that we had not even determined 2022-2023 Board positions before divisive conversations began occurring on the app. These included unprofessional and inappropriate comments and accusations by Board members toward each other.

Diane spoke of this type of behavior by Directors on the Board in the past when Directors displayed controlling behavior. Diane stated that the current Board would not act this way, and such behavior would not be tolerated. She also mentioned previous, past Directors “throwing each other under the bus” on Facebook, this won’t be tolerated either. Diane pointed out that the Board should be a cohesive group, and that although we may not always agree about things, and no one is perfect, we should always be open to positive communication, and support one another in our shared goal of community success. Charlie Swisher recommended the discontinuation of Signal, and all Board members agreed. The Signal Chat app has been disabled by Jesse Brooks.

Ari Henrique made a counterstatement, regarding the private conversations on Signal Chat being brought up by Diane, even though she made no direct quotes from the chat and, didn’t name any specific Directors. He said it was inappropriate for Diane to discuss the “private conversation” on the app, and that he had been defamed by Diane’s comments, and that his enthusiastic discussion and comments on the chat had been misinterpreted. He also stated that it was inappropriate for Diane to speak on this subject because it wasn’t on the agenda, and members weren’t given the opportunity to wave five day notice and agree to discuss the subject. Much conversation and bickering ensued regarding the comments and statements on the Signal chat.

Ari Henrique request two (2) items to be added to the agenda. The boat landing contract and the property with a tree issue possibly caused by a water line repair. The Board accepted the additions.

The appointment of Board Member positions for the 2022-2023 election year are:

President	Diane Oleksia
Vice President SSPOA	Samantha Ruibal
Vice President SSCWA	Ken LaBarre
Articles, Covenants & By-laws	Tamsen Strickland
Roads, Grounds & Safety	Charlie Swisher
Sunshine Chairman/Forestry	Sherry Brodnax
Membership Chairman	Jesse Brooks
Nominating Chairman	Eileen Corbin
Back-up SSCWA	Ari Henrique

Eileen Corbin relayed the information received by Mr. Mabe that at no time can more than two (2) Board Members meet without it being considered a meeting.

Eileen Corbin made a motion that Sandra Thomas, Secretary/Treasurer, who departure date had been previously set for November 30th 2022 has been extended to August 6th 2023. It was seconded by Sherry Brodnax. The motion passed with all board members except Ari Henrique voting yes.

The boat landing that was voted on and passed at the August 7th, 2022 Yearly Board Meeting and approved by the Warren County Finance Department to use Sanitary District income to finance the project has been evaluated by Charlie Swisher and determined that it is to late in the year to do the work due to possible weather issues. It has also been brought up that the work may require a license to perform erosion control and may need to be certified by Warren County Building & Zoning. The County is to be approached regarding these items. Charlie Swisher made a motion to withdraw from the contract and it was seconded by Samantha Ruibal. Motion passed.

With regards to the proposal submitted by John Lake Paving for upcoming work that needs to be addressed, some work has been completed to date but the rest is on hold until Charlie Swisher has had an opportunity to meet with John Lake Paving and discuss the remaining work. Charlie Swisher wants a better understanding of what is included in the submitted prices. The Board agreed with the delay.

The bus stop structure at the entrance to the Shores that had been approved for improvement/replacement was addressed. It was determined that it was one of the items that had not gotten taken care of last year. The Board is to address this issue.

Charlie Swisher is to address the property with the tree issue to determine what needs to be done. He will contact the subcontractor that did the water line work and discuss the issue with him and examine the tree. He will report his findings to the Board.

Ari Henrique made a motion to reopen Easy Hollow and it was seconded by Samantha Ruibal. All voted yes except Eileen Corbin. Motion passed.

Ari Henrique made a motion to remove the gate blocking access to Easy Hollow and it was seconded by Samantha Ruibal. All voted yes except Eileen Corbin. Motion passed.

Eileen Corbin made a motion to adjourn. Second by Samantha Ruibal. Motion passed.

Minutes for September 12, 2022 Virtual Board Meeting

The President, Diane Oleksia, called the meeting to order.

Roll call - all board members were present.

The purpose of the special meeting was to approve the minutes of August 21, 2022 so they could be presented to First Bank in order to open the new checking account. Motion was made by Samantha Ruibal and seconded by Charlie Swisher. The motion passed.

Motion to adjourn was made by Samantha Ruibal and seconded by Charlie Swisher. The motion passed.

Minutes for September 19, 2022 Special Board Meeting

The President, Diane Oleksia, called the meeting to order.

Roll call - all board members were present.

Diane Oleksia opened with an apology for bringing up a topic that was not on the agenda during the August 21st meeting. She further brought to everyone's attention that after the meeting there was a discussion in the parking lot that came across as a threat. There was also a Facebook post about the misappropriation of funds, illegal activity and the threat of a lawsuit. She took all that information very seriously. After talking to a board member, she had contacted our attorney. The attorney recommended no contact with that board member and to freeze the person out. Her discussion with the attorney lasted approximately 30 minutes. Diane feels that the call was necessary for the Board and has no responsibility for the billed time. She did discover that "to remove a board member from their seat a vote of the registered voting members must be taken." The actions taken by the individual is considered a Fiduciary breach of confidentiality. Diane feels that we were overcharged by the attorney handling the lawsuit but she wishes to discuss it with the Board prior to any further action. We need to stop the problems and get down to the work at hand.

In response, Ari Henrique stated that he has never accused anyone on Facebook, the word "alleged" was used many times on his post, which was deleted within a few hours of been posted, per request of a SSPOA member. The Misappropriation of funds allegation was based on the County contract. There are also allegations of overpayments to the attorney. The reference of illegal activity was in relation to the discussion that took place without been in the meeting's agenda, therefore, a violation of the Open Meeting Act. He expressed his frustration about the subject still being discussed and requested that the Board to only deal with the community business as stated in the County contract. He believes the attorney should have interviewed him prior to making her suggestions without any proofs to sustain them. He is not happy about being exposed.

A property owner asked if there isn't a way to move past this issue. She was answered "that is what we are trying to do."

Charlie Swisher brought up the gate that was installed on Easy Hollow. He feels that since there are some lots located on that road that have not been developed that it should be surveyed. He feels that the gate needs to be removed and the road left open. The survey would also clear up the issue as to how far down the road we need to perform maintenance and snow removal. Charlie also reported that Cedarside Court is in bad shape. It needs to be surveyed and staked out. The homeowners need to be informed when there is paving and plowing scheduled. Charlie has confirmed that the tree that is dying and getting ready to fall over is not the responsibility of the Shores. Also, he has addressed the issue on Hank Court. Adam Dooley will be installing a larger culvert and we are looking into a catch basin. Charlie has gotten pricing from Andrews Grading as a back-up should more work needs to be done than our manpower will allow. The work on Wilson Lane and Rollason has been put on hold for now. He is working on the replacement of the school bus stop structure.

With regards to the work being done on the By-laws, Diane spoke with the attorney and then to Tammy and Samantha. To date there has been no progress on the question of who has the right to enforce. The contract with the attorney can be canceled with notice. Diane feels we need to have a meeting with her prior to cancelation. Tammy is to reach out to her via email. It has been recommended that we contact Chadwick.

Sanitary District contracts are scheduled to be discussed with a county representative on October 3rd.

Samantha reminded everyone about the Truck or Treat.

Eileen Corbin made a motion to adjourn. Second by Samantha Ruibal. Motion passed.