

# Robin Hood Lakes Lot Owners Association

## *Board of Directors Membership Meeting Minutes*

March 28<sup>th</sup>, 2015

1. **Call to Order:**

Bill Milburn called to order the **Membership Meeting** of the **Board of Directors of Robin Hood Lakes Lot Owners Association** at 2:02 p.m. on **Saturday, March 28<sup>th</sup>, 2015** in the **Club House**.

2. **Pledge of Allegiance** was led by Bill Milburn.

3. **Director's/Officers Present:**

Bill Milburn.....President  
Sal Addotta.....Vice President/Treasurer  
Stephen LaBargo.....Secretary  
Donald Burger .....Director  
Ruth Anne Joseph .....Director  
Stuart Scott.....Director  
Lizbeth Blair.....Alternate Director

**Absent:**

Steven Bermudez.....(Excused).....Director

**Guests:** Robert Zito, President, RMZ Property Consultants

**Members in Attendance:** Tom Hollins, Barbara Kreschick, Brigitta Howe, Betty Armitage, Linda Addotta, Hal Touni, Sr., Cheryl Berry, Hal Touni, Jr., Josephine Vergalito, Patricia Carroll, Linda & David Riddell, John Suazo, Jim Garr

4. **Minutes of Previous Meeting:**

Stuart Scott made a motion to approve the Minutes of the December, 20, 2014 Meeting. Ruth Anne Joseph seconded the motion, all in favor. Motion passed.

5. **Treasurer's Report:**

Robert Zito presented the Financial Statement Report during the period of January to March, 2015. Stuart Scott made a motion to accept the Report. Sal Addotta seconded the motion, all in favor. Motion passed.

6. **Old Business:**

**Front Entrance Sign:** Proposal has been presented and will be mailed out to RHL Membership for vote.

**7. New Business:**

- a. **Breakfast with the Easter Bunny:** To be held on **Saturday, April 4<sup>th</sup>, 2015 beginning at 10 a.m.** at the RHL Clubhouse. Egg Hunt to be held on the lawn (weather permitting) Donations for Raffles (Gift Baskets, Easter Items, etc., are needed and are appreciated to offset the cost of the breakfast.)
- b. **Children's Fishing Contest:** To be held on **Saturday, April 18<sup>th</sup>, 2015** at the Fishing Lake beginning at **9:00 a.m. until 12:00 noon** for Children up to the age of 15 years. There will also be an Adult Prize Raffle. Immediately after Contest, Prizes will be awarded at the RHL Clubhouse along with refreshments served. All attendees above the age of 16 years must have a PA fishing license with a trout sticker.
- c. **Community Clean Up Day:** To be held on **Saturday, April 25<sup>th</sup>, 2015. Meet at the RHL Clubhouse at 10:00 a.m.** to pick up supplies (trash bags, safety vests and gloves). Volunteers are needed to help clean up around lakes and public areas.

**8. Open to Floor: For Relative Questions/Remarks from Home Owners:**  
(One Speaker at a time with a five (5) minute limit)

a. **Hal Touni, Jr. -**

**Question:** When does Trout Fishing Season begin and if we are to have the Children's Fishing Contest?

**Answer:** Trout Fishing Season and the Children's Fishing Contest will start at 8 a.m. on Saturday, April 18<sup>th</sup>, 2015.

b. **Hal Touni, Jr. -**

**Question:** Is there a plan as to which roads will be repaired this season?

**Answer:** Yes and the map of proposed roads was shown to all.

c. **Jim Garr -**

**Question:** Which Director was in charge of the lakes?

**Answer:** Steve Bermudez is in charge of the lakes. Jim stated that Steve Bermudez has not be at the General Meetings in a while.

**Question:** Jim states – Fishing budget money received extra money donation for fish stocking. Proceeds from last year's raffle was \$208.

**Answer:** Proceeds from raffle are used for this year's prizes/gifts, not for fish stock.

**Statement:** Jim feels donated money should be used to stock more fish.

**Answer:** Donations do go for fish on that same day. Raffle Proceeds go to offset cost of prizes/refreshments.

Steve LaBargo motioned to adjourn the meeting. Donald Burger seconded the motion, all in favor. Motion passed.

**Adjournment:** The Meeting ended at 2:27 p.m.

**Minutes Submitted By:** **Stephen LaBargo, Secretary**

# Robin Hood Lakes Lot Owners Association

## *Board of Directors Membership Meeting Minutes*

September 12<sup>th</sup>, 2015

1. **Call to Order:**

Bill Milburn called to order the Membership Meeting of the Board of Directors of Robin Hood Lakes Lot Owners Association at 10:00 a.m. on Saturday, September 12<sup>th</sup>, 2015 in the Club House.

2. **Pledge of Allegiance** was led by Bill Milburn.

3. **Director's/Officers Present:**

Bill Milburn.....President  
Sal Addotta.....Vice President/Treasurer  
Steven Bermudez.....Director  
Donald Burger .....Director  
Ruth Anne Joseph .....Director  
Stuart Scott.....Director

**Absent:**

Stephen LaBargo.....(Excused).....Secretary  
Lizbeth Blair.....(Excused).....Alternate Director

**Guests:** Robert Zito, President, RMZ Property Consultants

**Members in Attendance:** Harvey Thomas, Patricia Carroll, George Cibik, Cheryl Berry, Tom Hollins, Tina Hollins, Linda Addotta, Hal Touni, Jr., Betty Armitage, Brigitta Howe, Patricia Roes, George Szatala, Laura Szatala Haggerty, Mark Tretter, Klaus Pest, Hal Touni, Sr., Marlene Briglio, Dave Riddell, Linda Riddell

4. **Minutes of Previous Meeting:**

Ruth Anne Joseph made a motion to approve the Minutes of the March 28<sup>th</sup>, 2015 Meeting. Stuart Scott seconded the motion, all in favor. Motion passed.

5. **Treasurer's Report:**

Robert Zito presented the Financial Statement Report during the period of January to August, 2015. Ruth Anne Joseph made a motion to accept the Report. Stuart Scott seconded the motion, all in favor. Motion passed.

**6. Old Business:**

**Front Entrance Sign:** After receiving returned ballots, on August 17<sup>th</sup>, 2015, a committee of members counted the votes which resulted in 122 'NO's and 114 'YES's. This matter is now closed.

**7. New Business:**

**a. 2015 Election of Directors:**

When no Letters of Intent to Run were received by the deadline of June 16<sup>th</sup>, 2015, the present Board elected to refer the matter of succession to RHL Attorney, John Dunn. The following advice was given by Mr. Dunn in his letter of June 30<sup>th</sup>, 2015:

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Dear Board Members:

It has been brought to my attention that pursuant to Article III, Paragraph 10, the required notice calling for nominations from the membership for available Board of Director positions was published on or about May 5, 2015 and that notice contained a deadline for submitting nominations of June 16, 2015. I have been further advised that by the deadline date, no nominations were received.

This poses a problem of what to do with those current board members (I am told there are three (3) in number) whose terms are up and have already served two (2) successive two-year terms. The By-Laws preclude such individuals from running again in the very next election once their second successive term expires.

However, Article IV, Section 1, at its second sentence, reads as follows: "Each Director shall be selected for a two (2) year terms AND UNTIL HIS/HER SUCCESSOR SHALL QUALIFY TO BE ELECTED" (emphasis added).

I believe that the foregoing language was directed to the situation we have here as the term of Director is to continue beyond two years where his/her successor has not qualified and has not been elected. This language is appropriate to just the situation you have in this instance where no one has stepped forward to run for the Board. In this instance these three (3) current Board Members would continue until they either resign or the next election occurs and one or more individuals step forward and submit their names in nomination for election in the next regular election cycle. Of course, this may cause some problems given the staggered nature of the terms. My suggestion is if these three (3) individuals do continue in office and do not resign at any time prior to September 2016 that one, two or three of these positions (depending upon how many of these three (3) Board Members are still on the Board) be put on the September 2016 ballot for a one-year term (September 2016 – September 2017) and that the following election of September 2017, one or more of those seats which are involved would then be returned to a two-year term. Hopefully, in September 2016 you won't have the same problem where by June of 2016 no one steps forward and submits a nomination. If this opinion letter creates any questions by the Board or for the Board from the Membership and which would require further input from me, please do not hesitate to contact me.

Sincerely,  
Matergia and Dunn  
John B. Dunn  
\*\*\*\*\*

In lieu of any better resolution, your Board of Directors has agreed with John Dunn's interpretation of the By-Laws and, if willing to continue to serve, the three Directors involved will continue on the Board until the September 2016 election. Bill Milburn, Sal Addotta and Donald Burger have all agreed to continue to serve on the Board.

**7. New Business: (Continued)**

**b. Clubhouse Renovations:**

The renovations for the outside of the clubhouse have been completed for this year with the exception of putting some sort of protection on the outside of the kitchen windows. Future renovations for the inside of the clubhouse are on hold until the Spring of 2016. These will possibly include such items as:

Painting and paneling the kitchen.

Having a certified/licensed Electrician inspect and upgrade the electric wiring throughout the entire building with future uses and safety in mind.

Installing a new floor throughout, possibly wood.

**NOTE:** There has been an increase in rentals of the social hall for parties/events as members begin to take pride in showing off their clubhouse.

**c. Budget Committee:**

A date/time for the Budget Committee to plan the RHL Budget for 2016 will be held in mid October.

**8. Open to Floor: For Relative Questions/Remarks from Home Owners:**

(One Speaker at a time with a five (5) minute limit)

- a. **Harold Touni, Jr.:** Anyone wishing to be on the Board of Directors should be able to submit their name from the floor at this meeting.

**Answer:** On May 5<sup>th</sup>, 2015 the notice to all members for them to submit their Letters of Intent to Run for the Board was emailed out and also posted on the Community's Bulletin Boards. By the given deadline of June 16<sup>th</sup>, 2015, there were no letters submitted by any candidates for election.

- b. **George Cibik:** Expressed his desire to be considered for the open Alternate Director Position.

**Answer:** A notice would be sent out to all members asking for volunteers to become Candidates to be considered for this position by the Board of Directors at their next Executive Meeting.

Steve Bermudez motioned to adjourn the meeting. Ruth Anne Joseph seconded the motion, all in favor. Motion passed.

**Adjournment:** The Meeting ended at 11:10 a.m.

**Minutes Submitted By:** Bill Milburn, President

# **Robin Hood Lakes Lot Owners Association, Inc.**

## ***Board of Directors Membership Meeting Minutes***

**December 5<sup>th</sup>, 2015**

**1. Call to Order:**

Sal Addotta called to order the **Membership Meeting** of the **Board of Directors of Robin Hood Lakes Lot Owners Association** at **10:02 a.m.** on **Saturday, December 5<sup>th</sup>, 2015** in the **Club House**.

**2. Pledge of Allegiance was led by Sal Addotta.**

**3. Director's/Officers Present:**

Sal Addotta.....Vice President/Treasurer  
Stephen LaBargo.....Secretary  
Ruth Anne Joseph .....Director  
Stuart Scott.....Director  
Kris Bujnowski.....Alternate Director

**Absent:**

Bill Milburn.....(Excused).....President  
Steven Bermudez.....(Excused).....Director  
Donald Burger .....(Excused).....Director

**Guests:** Robert Zito, President, RMZ Property Consultants

**Members in Attendance:** Josephine Vergalito, Hal Touni, Sr., Cheryl Berry, Linda & Dave Riddell, Mandee Vogel, Kathy Siegfried, Ron Richardson, Tom & Tina Hollins, Brigitta Howe, Betty Armitage, Linda Addotta

**4. Minutes of Previous Meeting:**

Ruth Anne Joseph made a motion to approve the Minutes of the September 12<sup>th</sup>, 2015 Meeting. Stuart Scott seconded the motion, all in favor. Motion passed.

**5. Treasurer's Report:**

Robert Zito presented the Financial Statement Report during the period of January to November, 2015. Stephen LaBargo made a motion to accept the Report. Stuart Scott seconded the motion, all in favor. Motion passed.

Robert Zito handed out the approved RHL 2016 Budget, which will also be mailed to all Property Owners with the 2016 Membership Dues Statements later in December.

**6. Old Business:**

**Introduce Newly Appointed Alternate Director:**

Alternate Director, Kris Bujnowski, who has been a community member since 1993, was introduced and welcomed.

**7. New Business:**

**a. Holiday "Gift" Back:**

**Saturday, December 5<sup>th</sup>, 2015 from 2:00 p.m. to 6:00 p.m.** in the RHL Clubhouse.

Vendors and Crafters will be selling their wares.

**A raffle will be held and all proceeds will be donated to "Toys for Tots".**

Also, if you bring a new unwrapped toy you will receive one (1) raffle ticket per toy.

(No realistic looking weapons, stuffed animals or gifts with food)

**b. Breakfast with Santa Claus:**

**Saturday, December 19<sup>th</sup>, 2015 starting at 9:00 a.m.** in the RHL Clubhouse.

Volunteers needed to help set up and to serve breakfast.

Donations of Cookies/Cupcakes are welcomed.

**c. Pleasant Valley Ecumetal Network Toy Drive:**

**"Angel" Tags are now available in the RHL Office.** The tags have the name of a local West End child, their age and if they are a boy or girl.

All unwrapped toys/gifts need to be dropped off at the RHL office by Thursday, December 10<sup>th</sup>, 2015 before 4:00 p.m.

**8. Open to Floor: For Relative Questions/Remarks from Home Owners:**

(One Speaker at a time with a five (5) minute limit)

- a. Linda Riddell:** Would like to have the Agenda of the Meeting and minutes of previous General Membership Meetings handed out to members in attendance.

**Answer:** This will be done for future meetings.

- b. Kathy Siegfried:** It seems to be a miscommunication among Directors in getting discussions relayed. Answers back to members renting hall for today were not given until a few days earlier.

**Answer:** Apology was extended.

Stu Scott motioned to adjourn the meeting. Stephen LaBargo seconded the motion, all in favor. Motion passed.

**Adjournment:** The Meeting ended at 10:30 a.m.

**Minutes Submitted By:** Sal Addotta, Vice-President