



**NEW BUSINESS**

**MEMBER SELECTION:** A motion was made by Jonathan Hassinger seconded by Linda Schnitzer and carried to approve the following applications: Daughter priority application 4-#1651; Non priority applications 2-1/2 - #3292; 2-1/2 - #3293; 2-1/2 - #3298 and transfers #1407 and #1408 who do not need to be interviewed.

**EMPLOYEE RAISES:** Resolution requesting a wage increase of the office personnel. Any and all Board actions involving items of a “sensitive” nature will be prepared by separate resolution and not included in the minutes available to the general membership. The separate Resolutions with the Board’s action will be inserted into the “Official” minute book for the record.

A motion was made by William Reuter, seconded by Linda Schnitzer and carried to give raises as agreed for office personnel.

**RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

**MAINTENANCE SUMMER HELPER:** Seasonal employee has been at the same payrate for the last two years and would like an increase. A motion was made by Jonathan Hassinger seconded by John DiOrio to table until next Board meeting.

**TOWNSHIP LETTER:** Township is requesting a \$14.00 monthly obligation increase come August. A letter has been constructed informing the Township that all increases imposed on the membership by the Township should be distributed to the members by the Township themselves. For the year 2022, there is no increase from the school.

**EXACT LANGUAGE FOR MOTIONS:** Member dropped off a letter requesting “clarification as to why amendments 1,3 and 6 were turned down by the board.” A motion was made by Jonathan Hassinger seconded by Linda Schnitzer and carried to send members a letter stating their letter was intensions not amendments. Amendments must be submitted correctly before submitting them to the membership. Article 13 should include current section and the exact language with your new language. Your Certificate of Incorporation would need to be amended as well.

**WINDOWS:** Member submitted a letter requesting their windows be replaced in their unit. Member transferred in February 2021 and states that they were told by the manager that they would receive “replacement windows in both bedrooms.” Member is concerned for the health and safety of their newborn child and wife due to the “possible mold exposure and insects that can easily come inside” A motion was made by John DiOrio seconded by Jonathan Hassinger to replace bedroom windows. Scotchwood Construction will install the windows needed.

**LIGHT:** Member submitted a letter of complaint stated their neighbor’s porch light is shining into their house causing an “unreasonable nuisance”. See attached photos.

***EXTERIOR LIGHTING:** All electrical work must be performed by a licensed electrician with a copy of the Underwriters Certified Approval submitted to management. A member contemplating installing flood or spot lighting must exercise extreme care to shield neighboring dwellings from being illuminated. In the event flood or spot lighting creates any problems, the direction of illumination must be corrected to avoid disturbing a neighbor. If any problem develops, contact the manger who will resolve the complaint.*

A motion was made by Jonathan Hassinger seconded by John DiOrio and carried to send a letter to member regarding excerpt in handbook about flood lights.

**RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

**LETTER:** Member dropped off a letter detailing their intent to pay their balance. Member is waiting for unemployment and rental assistance checks to come in. Member enclosed a \$300.00 money order to apply towards their balance. A motion was made by John DiOrio seconded by Jonathan Hassinger and carried to agree with member payment plan.

**INSURANCE:** Member submitted a letter requested “a complete breakdown of legal charges for the trellis, fines and credits” applied to his account. Member is also requesting an explanation as to why he did not receive a credit for the lapse insurance since he “never had a lapse of insurance.”

***LAPSED LIABILITY INSURANCE:** In the event a member does not submit documentary evidence to prove that their policy was maintained in full force and effect at all times, they will be fined \$300. Furthermore, the member will be given ten (10) days to comply otherwise corporation legal counsel will serve a Notice to Quit.*

*As a point of general information, the \$300 fine was selected as a deterrent, making the Penalty for Non-Compliance higher than the annual premium for the policy. It will therefore be in the member’s best interests to pay the premium on time to ensure there is no lapse of coverage.*

A motion was made by John DiOrio seconded by Jonathan Hassinger and carried. All members must submit proof of insurance to WMHC at the time of renewal. All members will have ten (10) days to comply and be assessed the \$300.00 fine. A one-time waiver will be granted by the Board of Trustees. It is the member’s responsibility to adhere to the policy. This helps eliminate filing claims against WMHC.

**BUILDING AND GROUNDS:** A complaint has been made on behalf of Building and Grounds regarding the playhouse located in a member’s back yard. Complaint states that the playhouse is not secure and that it is placed in a common area. A motion was made by Jonathan Hassinger seconded by John DiOrio and carried that no action is required. Playhouses do not require any support or anchors. Currently, there are no Rules or Regulations established regarding playhouses.

**WINFIELD SCHOOL PTO:** The Winfield School PTO is requesting the use of the field/track and the Winfield Mutual Housing Building on June 13<sup>th</sup>, 2022 for *Schools Out for Summer Party*. A motion was made by Linda Schnitzer seconded by John DiOrio and carried to reject the PTO request due to insurance liability.

#### **RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

#### **INFORMATIONAL**

**ELECTION COMMITTEE:** Mr. Frederick Viteka has retired from the Election Committee, after serving for forty-nine years. The Board of Trustees and the Manager are truly grateful for not only your willingness, but your kindness to volunteer for many years. You have helped make a difference in our community. It takes time away from family to serve others. Thank you

Motion to adjourn was made by Johnathan Hassinger, seconded by Linda Schnitzer and carried

Meeting adjourned 10:10 PM.

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William Reuter, Secretary