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**LOCUST LAKE VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES #528  
June 20, 2020**

**Present:** Al Markin, Bill Dorner Dee Kasarda, Diane DiSandro, Tony Ruggeiro Bob Wolek,, Karen Avery  
**Via Teleconference:** Steve Geffen  
**Also Present:** Dave Tobey, Mary Marucci

There is a quorum.

1 Al Markin called the meeting to order at 9:35AM

2

3 A motion to approve February 15, 2020 Board of Directors meeting minutes as corrected was  
4 requested by Al Markin. Motioned by Diane DiSandro. Seconded by Bill Dorner.

5 MOTION PASSED

6

7 A motion to approve the March 13, 2020 Board of Director meeting minutes was requested by Al  
8 Markin. Motioned by Dee Kasarda. Seconded by Diane DiSandro.

9 MOTION PASSED

10

11 Chair Report

12 Al Markin thanked people for attending the first meeting since February 2020 and asked people  
13 to maintain proper social distancing.

14

15 Acting Operation Manager's Report

16 Dave Tobey spoke about the maintenance department's responsibilities and what has changed  
17 with operations with the covid pandemic.

18

19 Acting Business Manager's Report

20 Mary Marucci spoke of what has changed in the Admin building and with covid pandemic.

21

22 Treasurer's Report

23 Attached

24

25 **Ratifications**

26

27 A motion to ratify Jack Dobson's termination was requested by Al Markin. Motioned by Bill  
28 Dorner. Seconded by Karen Avery.

29 MOTION PASSED

30

31 A motion to ratify the termination of Hommy Gonzalez was requested by Al Markin. All  
32 procedures involved in the termination of a full-time employee were followed. All accrued PTOs  
33 shall be paid in full. Motioned by Dee Kasarda. Seconded by Tony Ruggeiro.

34 MOTION PASSED

35

36 A motion to ratify the change to the Financial Policies eliminating vouchers for monthly  
37 reoccurring charges was requested by Al Markin. Motioned by Bill Dorner. Seconded by Karen  
38 Avery.

39 MOTION PASSED

40



41 A motion to ratify the change of a fishing permit to a restocking fee was requested by Al Markin.  
42 Motioned by Diane DiSandro. Seconded by Tony Ruggeiro.  
43 MOTION PASSED

44  
45 A motion to ratify waiving the 4% Fee on credit card charges for food purchase by LLV  
46 Members was requested by AL Markin. Motioned by Bill Dorner. Seconded by Diane DiSandro.  
47 MOTION PASSED

48  
49 Pat Holohan accepted the position of Recreation Chair.  
50

51 **New Business**

52  
53 A motion to approve the Variance request at 273 Partridge was requested by Al Markin.  
54 Motioned by Dee Kasarda. Seconded by Diane DiSandro.  
55 MOTION PASSED

56  
57 A motion to approve the Short Term Rental Rule and \$1500.00 Fine in times when Pennsylvania  
58 is in a state of emergency was requested by Al Markin. Motioned by Diane DiSandro, Seconded  
59 by Tony Ruggeiro.  
60 MOTION PASSED

61  
62 A motion to write off \$731.51 on account 102-6452 (payment arrangement) was requested by Al  
63 Markin. Motioned by Dee Kasarda. Seconded by Karen Avery.  
64 MOTION PASSED

65  
66 A motion to authorize the attorney to proceed with Class 6 properties was requested by Al Markin.  
67 Motioned by Dee Kasarda. Seconded by Tony Ruggeiro.  
68 MOTION PASSED

69  
70 The board accepted Bob Christensen's resignation. Mike Willchek was seated. Al Markin assumed  
71 the position of Chair and Dee Kasarda accepted the position of Vice Chair  
72

73 **Adjournment**

74 A motion to adjourn the meeting was requested by Al Markin Motioned by Bill Dorner. Seconded  
75 by Dee Kasarda.  
76 MOTION PASSED

77  
78 Meeting adjourned at 11:21AM  
79

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81  
82 Minutes Approved by: \_\_\_\_\_  
83 \_\_\_\_\_