

# Stonycreek Valley Development Corporation

## Board of Directors Meeting

Date: October 21, 2021

**Directors in attendance:** Joe Piccini, Brad Meneilly, Larry Rosage, Phyllis Picoulas, Marcia Rogish, Shelley Glessner (via phone), Derrick St.Clair, Jeff Blough, Jeff Haynes

**Directors absent:** none

**Guests:** Lou & Linda DelSignore, Dan Dively, Mike Jenkins, Chuck & Darlene Baker, John Picoulas, Joe Gorsic, Pete Mishko, Tom Koppenhofer, Randy & Christine Weaver, Lynn Blalock

The meeting was called to order by Joe 6:01pm

Additions to the agenda were called for: none

The minutes from the September Board Meeting were reviewed. D. St. Clair stated that he would like the reason for his opposition on the boat launch property survey motion be put in the minutes. The Agenda item; Written Board Meeting Minutes, was then discussed. Marcia Rogish stated that according to Robert's Rule of Order, written minutes should reflect actions taken at the meeting including motions, who made it, who seconded, you say there was a discussion, and who voted for, against, and who abstained. She stated that with the zoom meetings now being posted on the website that anyone interested in hearing the entire discussion, can access it via the website. They should be objective and non-detailed. Joe suggested that Derrick's comment be added to the minutes since he specifically requested it be put in the minutes. All future comments that Board members specifically request to be put in the minutes should be given word for word to Lynette or whomever is taking the minutes and be read back to verify correct recording.

L. Rosage presented the Financial Report; M. Rogish made a motion to approve; seconded by J. Blough; all were in favor; report approved.

Joe went over Old Business. An updated copy is attached to these minutes.

Joe stated that the GL insurance has been bound and the D & O insurance has been submitted.

Joe stated that Sean Daniels has turned in his resignation as Lake Manager. The position will need to be filled.

The Board discussed the run-off from the SVDC storage building on Causeway Dr. Larry stated that he took photos of the site. Phyllis also took photos of the site. Lot owner, Joe Gorsic spoke on behalf of his sister Carole, the owner of the lot directly behind the storage building lot where

rain water runoff problems have occurred. He stated that his sister has installed a pipe to help with the problem and asked that the SVDC pay for a pipe to connect to that existing pipe plus the cost of gravel and excavating service to dig the ditch for the pipe. He volunteered his labor to install the pipe. D. St.Clair stated that the flooding problem is not being caused by the storage building run-off. L. Rosage made a motion to cover the cost of tying the downspouts from the building to a drain pipe and into the existing pipe covering the cost of the pipe, gravel, and excavating fees not to exceed \$1300 if excavating fees are donated, or \$2300 if the excavating work is not donated; seconded by M. Rogish; the Board discussed possible other solutions to the problem. Mr. Gorsic stated that he is a profession inspector and in his professional opinion this is the best and cheapest way to fix the problem. After a heated discussion on the subject a vote on the motion was taken. Voting against the motion were D. St.Clair (stating “it is an unnecessary expenditure, our down spouting is not the cause of the problem”) , P. Picoulas, and Jeff Haynes; voting in favor of the motion were M. Rogish, L. Rosage, B. Meneilly, and S. Glessner; J. Blough abstained do to concerns with whomever is performing the work having the proper professional liability insurance; motion passed 4 to 3.

L. Rosage stated that he is working on the 2022 budget. He and Joe will build on last year’s budget.

The Board discussed putting liens on lot owner properties that have past due SVDC accounts. Joe, Larry, Phyllis and Lynette will work on.

The Board discussed a donation to the Kid’s Fishing Derby. D. St.Clair made a motion to donate \$300; there was no second. P. Picoulas stated that there was no short fall from the derby. P. Picoulas made a motion to donate \$100; seconded by D. St.Clair; all were in favor; motion passed.

Lot owner Christine Weaver voiced her concern with the lawsuit and more sanction which she read from a court docket. Members of the Board were not aware of the recent sanction filed. SVDC counsel will be contacted.

Lot owner Lynn Blalock voice her concern with the tension in the community in regards to the lawsuit and asked that the Board keep lot owners updated on the case.

Dan Dively asked about the 2 Board vacancies. Discussion about whether the seats would be filled and the process of filling the seats was held. M. Rogish made a motion to fill the 2 vacant seats with the process to fill the seats to be determined at the November Board Meeting; seconded by B. Meneilly; all were in favor. The determined process will then be added to the bylaws for future vacancies.

J. Blough made a motion to adjourn; seconded by B. Meneilly; all were in favor; meeting adjourned 7:46pm.

Next meeting will be November 18, 2021

Respectfully submitted: Lynette Fleegle

The zoom recording of this meeting will be posted on the SVDC website.