



WPA Meeting Minutes

December 16, 2025

Call to Order: 7:00PM, President Bob Meltzer.

In Attendance: Cindy Fry, Bill Condon, Marilyn Weitz, Bob Meltzer, Blaine Beadle, Bryan Lawrimore.

Absent: Adam Hall, Stan Earnhart, Jonathan Rutstein.

Quorum: Yes.

Minutes: Sept 16th, October 9th, October 21st, October 30th and November 24th tabled pending review of attachments. Approved Nov 22nd reorganization minutes.

Reports----

President Bob Meltzer, report attached, no motions.

VP Blaine Beadle, no report, no motions.

Secretary Bryan Lawrimore, report attached, no motions.

Treasurer Jonathan Rutstein not present, no report, Bob Meltzer reads update on accountant, no motions.

Committees---

Roads co-chair Gary Dreher reports on Coastal Asphalt paving update, Daniel Morrall Lane paved today, other repairs pending as well as riser rings for manhole covers.

Drainage chair Adam Hall not present, report attached, read by Bob Meltzer.

H2O Amenities co-chair Chris Carroll reports dredgers are at Pine Grove canal currently, will update as they progress.

Condo Liason Inge Ebert, report attached.

Unfinished Business: Second readings of social media policy, landscape policy and PP&E policy all tabled pending review by compliance.

New Business: Discussion of office hour adjustments, Bryan Lawrimore motions for compliance to review policy, motion tabled pending review.

Bryan Lawrimore motions to order survey of WPA lot between lots 80 and 81, discussion, motion amended to check existing records first, order survey if information not available, Blaine Beadle seconds, vote split 3/3, motion to amend fails, motion to table, all in favor.

Bylaw passed at annual meeting to be recorded with court and added to website, candidate resumes to be removed.

Bob Meltzer announces new committee chairpeople, list as follows:

Landscape: Jennifer Lawrimore and Jennifer Stoddard.

5 Year Planning: Bryan Lawrimore and Blaine Beadle.

Drainage & Long Range Drainage: Adam Hall.

Condo Liaison: Inge Ebert.

Roads: Ralph Reifenauer.

Welcoming: Cindy Fry.

Finance: Jonathan Rutstein.

Legal: Bill Condon.

Communications: Patrick Montgomery and Blaine Beadle.

H2O Amenities: Chris Carroll and Adam Anderson.

Compliance: Bill Condon

ARC: Jonathan Rutstein.

Community Liaison: Cindy Fry and Marilyn Weitz.

Chairs are to present committee members to the board for approval at the next meeting.

Other Business: Executive Session re- personnel, regular meeting resumed at 7:55PM.

Next WPA meeting: January 20th, 2025 at WPA office.

Meeting adjourned at 7:57PM with short informal Q&A to follow.

