



BOARD MEETING MINUTES

Attendance	Present: Mr. Ray Geislehart, Mr. Todd Kiefer, Mrs. Lachelle Rivera, Mr. Brent Thor Absent: Mr. Reynaldo Batista
Call to Order	5:30 PM
Declare a Quorum	
Adjourn to Executive Session	
Reconvene into Regular Session	6:30 PM
Invocation	Mr. McClellan
Pledges	Mr. Kiefer
Approval of Minutes	Approval of Minutes from September 24, 2025 Regular Meeting <ul style="list-style-type: none"> • Motion: Mr. Thor; Second: Mr. Gieselhart Vote For - 4 Against - 0
Action from Executive Session	Approval of Optimum Communications Contract <ul style="list-style-type: none"> • Motion: Mr. Thor; Second: Mr. Gieselhart Vote For - 4 Against - 0
Reports	Security Report: Lt. Ansley; Montgomery County Sheriff’s Office Walden Social Network Fitness Center/Racquet Club Finance General Manager
Discussion Items	Consideration of policy change regarding Rule Infractions; Code of Conduct
Action Items	Approval of 2026 Proposed Budget <ul style="list-style-type: none"> • Motion: Mr. Thor; Second: Mr. Gieselhart Vote For - 4 Against – 0 Approval of \$39,998.43 to Risher Fitness Equipment for Fitness Center Equipment. <ul style="list-style-type: none"> • Motion: Mr. Thor; Second: Mr. Gieselhart Vote For - 4 Against – 0 Approval of \$11,995.00 to Fire Dawg Custom Christmas Light for WCIA Christmas Lights. <ul style="list-style-type: none"> • Motion: Mr. Thor; Second: Mrs. Rivera Vote For - 4 Against – 0 Approval of \$6120.74 to Zero Degrees Refrigeration for new freezer condenser at Yacht Club. <ul style="list-style-type: none"> • Motion: Mr. Thor; Second: Mr. Gieselhart Vote For - 4 Against – 0 Approval of \$5,245.94 to Beacon Restoration for mold remediation at current WCIA Administration Building. <ul style="list-style-type: none"> • Motion: Mr. Thor; Second: Mrs. Rivera Vote For - 4 Against – 0 Approval of \$6,136.00 to Hunton Services for repair of HVAC unit at Yacht Club. <ul style="list-style-type: none"> • Motion: Mr. Thor; Second: Mrs. Rivera Vote For - 4 Against - 0

Public Forum

Yacht Club Brunch menu and prices
Capitol reserve report to be made public
Reserve fund report to be made public
Flag Plaza maintenance issues
Tennis courts resurfacing issues
Breakwater Grille service and food quality
Deeds restrictions on vacant property
Remodel of former WCIA administration building
Monthly financials posted before board meeting
Budget on website
Deer issues

Adjourn

Motion to adjourn made at 7:50 PM
Motion: Mrs. Rivera; Second: Mr. Thor Vote For - 4 Against - 0

Submitted by: Jim McClellan, WCIA General Manager

APPROVED:


Board Secretary

Date

