

2009/2010
Board Meeting Cancellations & Alternatives

Due to vacation scheduling there were no July and August 2009 board meetings.

The September 2009 meeting was cancelled due to illness.

The February 2010 Board meeting was cancelled due to bad weather.

Please address any questions to Mrs. Sadie Badon, Board Chair.

Wyandanch Community Development Corporation
Monthly Board Meeting
October 29, 2009
12:00 PM

Present: Ann Marie Robinson, Charles Reed, Sadie Badon, Benita Wolanin, Betty Campbell
Sondra Cochran

Excused: Louise Marshall & Pecolia Bostic

Meeting called to order at 12:07 PM

The Minutes from June 2009 were read by Ms. Cochran. A motion to accept was made by Mrs. Badon, seconded by Mr. Reed and passed. 5/0

Financial Report- The report was provided by Mrs. Campbell. A motion to accept was made by Mrs. Badon, seconded by Mrs. Wolanin and passed. 5/0

Executive Director's Report- The members that were present were updated on the following:

- 42 Irving
- 45 Parkway
- 333.State
- 2009 SERP Program Completion & Funding Updates
- 2009 UJIMA Summer Internship Completion
- 2009 Audit Completion
- ABO Reporting Status
- NYS DHCR Reporting
- CDBG & HOME Reporting

A motion to accept the report was made by Mrs. Robinson. It was seconded by Mrs. Campbell and passed. 5/0

Old Business/ New Business - Members reviewed business and a resolution from before the summer break. A motion to accept was made by Mrs. Wolanin, seconded by Mrs. Campbell and passed. 5/0

Mrs. Wolanin made a motion to adjourn the meeting. It was seconded by Mrs. Campbell and passed.

Respectfully submitted by,

Louise Marshall

Secretary

Wyandanch Community Development Corporation
Monthly Board Meeting
November 19, 2009
12:00 PM

Present: Charlie Reed, Pecolia Bostic, Betty Campbell, Sadie Badon and Sondra Cochran

Excused: Louise Marshall, Ann Marie Robinson & Benita Wolanin

Meeting called to order at 12:15 PM

The Minutes from October 2009 were read by Mrs. Robinson. A motion to accept with any necessary corrections was made by Mrs. Bostic, seconded by Mr. Reed and passed. 4/0

Financial Report- The report was provided by Ms. Cochran. A motion to accept was made by Mrs. Campbell seconded by Mrs. Badon and passed. 4/0

Executive Director's Report- The members that were present were updated on the following:

- 42 Irving
- 45 Parkway
- DHCR - definite grant cuts for the 2nd half payment
- 2009 UJIMA Summer Internship Completion
- Rental Units - Inspections & occupancy status

A motion to accept the report was made by Mr. Reed, seconded by Mrs. Campbell and passed. 4/0

Old Business/ New Business - Members reviewed the Board Committees and Strategic Plan. Updates were made as deemed necessary. The 2009 agency Holiday Celebration was planned. A motion to accept was made by Mrs. Badon, seconded by Mrs. Bostic and passed. 4/0

Mrs. Cochran made a motion to adjourn the meeting. It was seconded by Mrs. Campbell and passed.

Respectfully submitted by,

Louise Marshall

Secretary

Wyandanch Community Development Corporation
Monthly Board Meeting
December 10, 2009
12:00 PM

Present: Louise Marshall, Sadie Badon, Betty Campbell, Charlie Reed, Ann Marie Robinson & Sondra Cochran

Excused: Pecolia Bostic, Benita Wolanin

Meeting called to order at 12:10 PM

Mrs. Robinson read the minutes from the November 2009 meeting. There were no corrections needed. A motion to accept the minutes was made by Mrs. Marshall and seconded by Mr. Reed. The vote was 5/0 and the motion passed.

Financial Report –The financial report was provided by Mrs. Campbell. All questions were addressed. Mrs. Badon made a motion to accept the report; it was seconded by Mrs. Robinson. The vote was 5/0 and the motion passed.

Executive Director's Report- Ms. Cochran gave an update on the 145 Jefferson project. The tenants are doing a good job. 42 Irving project floor plans were modified to satisfy the Health Department.

Ms. Cochran reported on the cuts to the agency's DHCR funding. The final amount of the second half payment is still up in the air. In addition, we have not been informed of any CDBG or HOME cuts to date.

Ms. Cochran updated the members about the status of the WCDC website and changes to the bookkeeping system. The changes were necessary to produce data and information necessary for reporting and compliance to the New York State Authority Budget Office.

The members had previously been supplied with a copy of the agency audit & financial statements. Related questions and concerns were addressed. A motion to

accept the report was made by Mrs. Marshall and seconded by Mrs. Badon. The vote was 5/0 and the motion passed.

Old Business/ New Business – Members brainstormed fundraising for 2010. Mrs. Badon made a motion to accept Old/New Business. Mrs. Robinson seconded the motion, the vote was 5/0 and the motion passed.

Mr. Reed made a motion to adjourn the meeting. It was seconded by Mrs. Robinson and passed. The meeting was adjourned at 1:15 pm.

Respectfully submitted by,

Louise Marshall

Secretary

**Wyandanch Community Development Corporation
Monthly Board Meeting
January 14, 2010
12:00 Noon**

**Present: Sadie Badon, Pecolia Bostic, Benita Wolanin, Louise Marshall, Charlie Reed,
Betty Campbell & Sondra Cochran**

Excused: Benita Wolanin

This meeting was spent at the Wyandanch Rising Clock Dedication. WCDC is the Not-for-Profit partner with the Town of Babylon for the 'Wyandanch Rising' Downtown Revitalization efforts.

Dedication ended at 1:25 PM.

Respectfully submitted by,

Louise Marshall

Secretary

Wyandanch Community Development Corporation
Monthly Board Meeting
March 11, 2010
12:00 PM

Present: Pecolia Bostic, Sadie Badon, Louise Marshall, Betty Campbell, Ann Marie Robinson, Charlie Reed, Benita Wolanin & Sondra Cochran

Excused: None

Meeting called to order at 12:15 PM

Last month's minutes were tabled due to technical difficulties.

Financial Report –The financial report was read by Ms. Cochran. All questions were asked and addressed. Mrs. Bostic made a motion to accept the report; it was seconded by Mrs. Marshall. The vote was 7/0 and the motion passed.

Executive Director's Report- The members were provided with facts/information on the following:

- **ABO - Conflict of Interest Statements**
- **ABO - Required Documents for the Website**
- **HUD Bi-Annual Review Status & Documents**
- **DHCR - LPA Grant Application Submittal**
- **NYS DHCR 5K Legislative Grant - For Strategic Planning Completion**
- **Sweeney - Received correspondence in reference to 2010 support**
- **Rental Property Report**
- **Louisiana Training for the Board of Directors**
- **Resolution for 40 Doe Street - TOB Potential Property Trade for Wyandanch Rising**

Mrs. Robinson put the resolution for the potential property trade on the floor. Mrs. Bostic seconded the motion, the vote was 7/0 and the resolution passed and shall be prepared as directed. Mrs. Campbell made a motion to accept the Executive Director's report. Mrs. Wolanin seconded the motion, the vote was 7/0 and the motion passed.

Old Business/ New Business –The Board discussed the possibility of having another member be responsible for the minutes for future board meetings. Mrs. Robinson made a motion to accept Old/New Business. Mrs. Marshall seconded the motion, the vote was 7/0 and the motion passed.

Mrs. Badon made a motion to adjourn the meeting. It was seconded by Mrs. Bostic and passed. The meeting was adjourned at 1:55 pm.

Respectfully submitted by,

Louise Marshall

Secretary

Wyandanch Community Development Corporation
Monthly Board Meeting
April 8, 2010
12:00 PM

Present: Pecolia Bostic, Sadie Badon, Betty Campbell, Charlie Reed, Louise Marshall, Benita Wolanin, Ann Marie Robinson & Sondra Cochran

Excused: None

Meeting called to order at 12:10 PM

Minutes from the March 2010 meeting were read by Ms. Cochran. Mrs. Robinson made a motion to accept the minutes; seconded by Mrs. Bostic and passed 7/0.

Financial Report –The financial report was provided by Ms. Cochran. All questions were asked and addressed. Mrs. Bostic made a motion to accept the report; it was seconded by Mr. Reed. The vote was 7/0 and the motion passed.

Executive Director's Report- The members were provided with information on the following:

- **HUD Bi-Annual Review Completed**
- **DHCR - LPA Grant Application Submitted**
- **NYS DHCR 5K Legislative Grant - Contract Review**
- **Sweeney - Requested Documents Submitted**
- **All Required Reporting is Up to Date**
- **TOB Property Trade Meeting with T. Sabatino (TOBCDP)**
- **Rental Property Report - Car Accident Damaged 1264 L. E. Nk. Rd. Fence - Insurance Report Filed**

Mrs. Campbell made a motion to accept the Executive Director's report. Mrs. Wolanin seconded the motion, the vote was 7/0 and the motion passed.

New Business – Ms. Cochran excused herself and Mr. Thomas Goddard of NL Financial Services gave a presentation on possible retirement options for qualifying staff members.

Mrs. Bostic made a motion to adjourn the meeting. It was seconded by Mrs. Campbell and passed. The meeting was adjourned at 2:04 pm.

Respectfully submitted by,

Louise Marshall

Secretary

Wyandanch Community Development Corporation
Monthly Board Meeting
May 13, 2010
12:00 PM

Present: Charlie Reed, Betty Campbell, Ann Marie Robinson, Sadie Badon & Sondra Cochran

Excused: Benita Wolanin, Louise Marshall & Pecolia Bostic

Meeting called to order at 12:08 PM

The April 2010 minutes were read by Mrs. Robinson. Mrs. Campbell made a motion to accept the minutes with any necessary corrections. The motion was seconded by Mr. Reed and passed 4/0.

Financial Report –The financial report was provided by Mrs. Campbell. All questions were addressed. Mr. Reed made a motion to accept the report; it was seconded by Mrs. Badon. The vote was 4/0 and the motion passed.

Executive Director's Report- Inclusive of the following information:

- **DHCR - Do the Participation Resolution Even Though the Funding Will be Late**
- **Federal Triad Meeting - TOB/WCDC met with HUD, DOT & EPA Reps. to Explore Resources & Funding Possibilities for the Wyandanch Rising BOA Step III Process**
- **WCRC - The Resource Center Initiated the Applications for Space in the Wyandanch Community Gardens**
- **Housing Project Updates - 42 Irving & 45 Parkway**
- **Rental Property/Tenant Updates**
- **ABO - New Website Requirements**
- **Chase - Possible Partnership to Deliver a Homeowner Retention Workshop in the TOB**

Mrs. Campbell made a motion to accept the Executive Director's report. Mrs. Robinson seconded the motion, the vote was 4/0 and the motion passed.

Old Business - Ms. Cochran reminded the members of the fact that a written response should be sent to Mr. Goddard of NL Financial Alliances, thanking him for his presentation. In addition, the members should inform him of whether they intend to seek his company's services in the future. Mr. Reed will take care of this. Mrs. Badon gave an update on the ticket sales and availability for the June 2010 fundraiser.

Mrs. Badon made a motion to accept Old Business, seconded by Mrs. Campbell, voted and passed 4/0.

New Business – Mrs. Badon reminded the members that they needed to make a date for the Annual Board Meeting. She stated that we also need a location and we should be attentive to cost factors due to the fiscal issues that the State is experiencing. A final decision should be made at the June 2010 meeting.

Mrs. Robinson made a motion to accept New Business, seconded by Mr. Reed, voted and passed 4/0.

Mr. Reed made a motion to adjourn the meeting. It was seconded by Mrs. Robinson and passed. The meeting was adjourned at 1:25 pm.

Respectfully submitted by,

Louise Marshall

Secretary

Wyandanch Community Development Corporation
Monthly Board Meeting
June 10, 2010
12:00 PM

Present: Pecolia Bostic, Betty Campbell, Charlie Reed, Ann Marie Robinson, Virginia Dawson- Taylor, Sadie Badon & Sondra Cochran

Excused: Louise Marshall

Meeting called to order at 12:25 PM

Minutes from May 2010 meeting were read by Mrs. Robinson. Mrs. Campbell made a motion to accept the report; it was seconded by Mrs. Badon. The vote was 6/0 and passed.

Financial Report –The financial report was tabled due to a technical issue.

Executive Director's Report - Provided information on the following:

- **Mrs. Wolanin's Upcoming Resignation**
- **Mrs. Virginia Dawson-Taylor's Member Commencement Date**
- **DHCR - 2010/11 Request for Funds - Waiting on Budget**
- **CDBG 27K Counseling & HOME 10K Administrative Grants - Contracts to be Signed**
- **TOB Property Trade - 40 Doe Street (improved property) for 38 Davidson & 17 Hickory (unimproved property)**
- **Homebuyer Education Provisions - MOU with CDC of LI**
- **Research for the ABO WMBE Response is Complete**
- **All Required Federal, State & Local Reporting is Up to Date**
- **Rental Property Report**

Mrs. Robinson made a motion to accept the Executive Director's report. It was seconded by Mrs. Campbell; the vote was 6/0 and passed.

Old Business - Mr. Reed reported that the Board had an Executive Meeting on June 6, 2010 to consider a raise for the Executive Director. A unanimous vote granted the ED a raise, effective immediately. Also, the Annual Board Meeting will be held

on September 9, 2010 at the offices of WCDC. The ED was directed to send all staff home at 4:00 pm, excluding herself. Mrs. Badon made a motion to accept the Executive Director's report. It was seconded by Mrs. Dawson-Taylor; the vote was 6/0 and passed.

New Business - Ms. Cochran reported the following to those present:

- **TOB/WCDC Downtown Revitalization - We had to provide a Vendor Questionnaire for the partnership**
- **WCRC Built on Pride Program - Ms. Cochran will be the presenter for the class. The topic will be Budget/Credit Education**
- **The Home Retention Workshop with Chase will be on June 16, 2010 from 10:30 am until 6:00 pm at the Wyandanch Senior Nutrition Center**
- **The 15th Legislative District, Leg. DuWayne Gregory will be initiating a Youth Caucus**
- **2 of the staff members will be traveling to PA in August 2010 for HECM training, certification pending the outcome of testing**
- **Possible \$200 Scholarship award for books for the 2009 Summer Intern for college.**

Mrs. Robinson made a motion to accept New Business and adjourn the meeting, seconded by Mrs. Campbell; the vote was 6/0 and passed.

Meeting adjourned at 1:20. The next meeting will be in September 2010.

Respectfully submitted by,

Louise Marshall

Secretary