

**POCONO MOUNTAIN WATER FOREST
250 LAKEWOOD DRIVE
MILFORD, PA 18337**

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY OCTOBER 21, 2012**

1. Call to Order

Bill Frobose, Vice President called to order the regular meeting of the Board of Directors of the Pocono Mountain Water Forest Community Association at 9:15 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

- Mary Lou Corbett
- Christopher Connelly
- David Curiale
- Bill Frobose
- Robert LaMaster
- Michael Manheim
- Jane Opfer
- George Radcliffe
- Bill Smart

Absent were:

- Laurie Accetta
- Pdraig Lynch
- Ted Wetzal
- Skip Wydner

3. Approval of Minutes

Bill Frobose called for approval of the minutes from September. Jane Opfer made the motion to approve the minutes. Second by Bill Smart. All in favor. Motion passed.

4. Presidents Report

No Presidents Report as Ted was absent today.

5. Treasurers Report

Mary Lou Corbett reviewed the Treasurers Report that was distributed to all Board Members present. Christopher Connelly asked about the amount spent on the roads thus far. Mary Lou explained there is still a check to be sent out in October for the balance of \$52,000. That makes the total for the year almost \$104,000 on roads. Jane inquired as to how the dues are coming in. Ruth (Office Secretary) responded that they are slowing down but there will be letters going out shortly with statements to those who are overdue by a year or more. There was some discussion regarding paying of dues and collections. Chris Connelly made a motion to accept the Treasurers Report. Second by Michael Manheim. All in favor. Motion passed.

6. Committee Reports

A) Roads

Bill Frobose said the roads have been completed for the year. We should be able to spend less next year he said. There are a few more cul-de-sacs to be done next year. We are in good shape he said and we will now start showing improvement.

B) Maintenance

Bill Frobose reported on maintenance. He said that Martin has very limited hours. He has been putting anti-skid pails around. Bill said soon he will be pretty much done with outside work. He will be concentrating on maintaining the clubhouse and keeping it clean.

Bill mentioned that Pat Mastrocovi and Bill Manheim volunteered their time with trenching on Water Forest Drive, Laurel Drive and Water Forest Court for culvert pipe and drains. They also helped with trenching the pumphouse and for the heat in the club house.

C) Building

Bill Frobose said there is still a home going up next to Ted and a garage going up towards the other end of Water Forest drive. Bill said that he did go over the garage going up with the property owner. They have permits from the township and got one from us.

D) Security

Bill Frobose reported on Security. Bill let every one know that he and Ted did let Josef go. The Security Officer that we now have does have limited hours. Bill has put in a few calls to previous applicants. He has not heard anything back yet but he is still working on it. He said he would like to have a second Security Guard for backup on days that Mike can't work. He said twenty hours for each Security Officer would be good.

Jane said that on Water Forest Drive there was a car break-in and also a garage was broken into. There was some discussion regarding this situation. Bill said the new security camera was purchased for the security vehicle. It can record up to twenty hours continuously. It records a frame every second. If there is an event, a button can be hit to set it on high def recording mode to record that specific event. The camera provides gps location, speed of the vehicle, interior view and forward view. It also has infrared night vision. It was under \$400 for the unit and all accessories.

Bill said he is looking for volunteers to help patrol on Halloween night and Mischief night.

Robert LaMaster has volunteered to take the position as Head of Security.

E) Recreation

Laurie Accetta was absent. Bill Frobose mentioned possibly having a Christmas/Holiday Party.

7. Old Business:

a) AOCA:

Jane Opfer said that she was not able to make the AOCA meeting for this month.

b) Back Gates:

Bill Frobose said we need to move ahead with getting the issue resolved. The gates and spikes were previously approved and they should be installed. There was some discussion regarding other options but any stronger gates, he said could make the entire mechanism vulnerable. Bill F. said he will be calling Northeastern (the gate company). He asked Bill Smart to lend his expertise and time to evaluate the system and Robert LaMaster to research more possible companies. Bill Frobose suggested that we start from scratch in researching companies and what kind of gate to install, to keep our options open and expenses down.

c) Collection Company

Bill Frobose asked Ruth if we had any numbers from the Collection Company. She said so far they have collected \$2448.99 for us. The money has not come in yet. They are accepting payment plans from some people. Bill F. mentioned that two property owners have offered their property for their balance but one of them changed his mind and after he went to collections, changed his mind again. Bill suggested that we ask for some compensation if we take it back. The other property owner has started making payments.

8. New Business:

No new business.

9. Motions:

Bill Frobose made a motion to accept previously mentioned property as payment in full with some monetary compensation if possible, free of taxes or liens in lieu of back dues. Second by Michael Manheim. All in favor. Motion passed.

All Board members agreed to appoint Mary Lou Corbett and Jane Opfer as the committee to decide what properties may be accepted in lieu of back dues. There was no motion necessary.

10. Comments from Community

No comments from community.

11. Adjournment

Motion to adjourn by George Radcliffe. Second by David Curiale. All in favor. Meeting adjourned at 11:07AM.