

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

**BOARD OF DIRECTORS MONTHLY MEETING  
SUNDAY NOVEMBER 18, 2012**

**1. Call to Order**

Ted Wetzel, Board President called to order the regular meeting of the Board of Directors of the Pocono Mountain Water Forest Community Association at 9:12 AM in the Pocono Mountain Water Forest Clubhouse.

**2. Roll Call**

- Laurie Accetta
- Mary Lou Corbett
- Christopher Connelly
- David Curiale
- Bill Frobose
- Pdraig Lynch
- Jane Opfer
- George Radcliffe
- Bill Smart
- Ted Wetzel
- Frank(Skip) Wydner

Absent were:

- Rob LaMaster
- Michael Manheim

### **3. Approval of Minutes**

Ted Wetzel called for approval of the minutes from October. Jane suggested that minutes be emailed to Board Members prior to meetings. Board Members present agreed. Christopher Connelly made the motion to approve the minutes. Second by Mary Lou Corbett. Ted Wetzel, Frank Wydner and Padraig Lynch abstained. Motion passed.

### **4. Presidents Report**

Ted Wetzel said he will be meeting with Ellen from PCCD next Thursday (11/28/12) to go over the area by the boat ramp. Ted said he also received a letter from Marshall Anders, he has found another Attorney to work on the Lakeview Properties. This Attorney has expertise in this specific type of case. He said there was a complaint lodged to the PCCD about refuse behind the mailbox. This complaint has been passed on to the DEP. Martin has cleaned up a lot of it but we need to get a machine in to get the rest. Ted said that we did receive some dues from our collections company. He also mentioned that we received a letter from John Klemeyer regarding a property on Maple Ridge Road. They are claiming that the flooding that has occurred is our responsibility. They are looking for us to do additional work and compensate for flooding loss. The letter does state that the previous home owners did not notify the current owners of flooding that occurred when they owned the property. We will be turning this over to our Attorney.

### **5. Treasurers Report**

Mary Lou Corbett reviewed the Treasurers Report that was distributed to all Board Members present. There were some minor mistakes that needed to be fixed. All members present agreed to table the Treasurers Report until the next meeting.

## **6. Committee Reports**

### **A) Roads**

Bill Frobose said there is nothing to report on the Roads. Frank Wydner asked about the tree that had fallen on wires on Woodlands Drive. Ted had his son remove the tree because Met-Ed's tree cutters did not clear the road well enough for traffic to get through.

### **B) Maintenance**

Bill Frobose reported on maintenance. He said he would like to put together a work log for Martin and a list of things to be done. The boats and pool furniture have been put away. Some of the lifeguards came in and took care of that, he said.

Ted said he will call Pennywise regarding the fireplace and the malfunctioning heater tomorrow.

### **C) Building**

Ted Wetzel said there is nothing new in building.

### **D) Security**

Bill Frobose reported on Security. Rob LaMaster was absent. He is working many extra hours because of the recent storm. Bill said he would like Rob to be involved with the hiring of a new Security Officer. He said Mike is doing a good job, but his hours are very limited. Laurie inquired about the gates. Bill said Rob LaMaster has been researching options. There was much discussion regarding the gates, finances and options.

Bill said that there was a robbery on Bayberry Drive this past week. There was a police report and the resident did come to the office and let Ruth know. Ruth let Bill know. Bill also said he got a call Friday night from Mike regarding a person who does not live in the community. This person has made threats to the child of one of the property owners. Christopher Connelly said that the individual is nineteen years old, drives a blue minivan and hangs around with underage girls. Mike had requested that this person leave, Bill said and he did. Mike just wanted some guidance if the individual should return. Bill said he would let Mike know that he is not allowed on PMWFCA property and the police will be called if he doesn't leave.

Ruth mentioned that on Laurel Court Friday night (early Saturday morning) there was an incident with young girls playing loud music and screaming and dancing provocatively at about 1:15 Saturday morning. Bill Frobose said there was something going on Thursday night by his house. He believes there may have been kids selling marijuana. He said it was a girl and two guys he asked them what they were doing. They said they were waiting for a friend. He told them to leave. They did go.

## **E) Recreation**

Bill said Suzanne has been trying to set up a holiday party. Next year he said maybe we can set up a schedule next year with a calendar of events prescheduled. Maybe we could put it in a newsletter. He said he is very discouraged with the lack of enthusiasm. There was some discussion regarding a party. It was decided that on Saturday, December 15<sup>th</sup> the Association will host a party. Fliers will be made and posted.

## **7. Old Business:**

### **a) AOCA:**

Jane Opfer said that the AOCA meeting for this month was cancelled.

### **c) Collection Company**

Ruth said we received a total of \$3,222.24 from the Collection Company so far. That figure breaks down to \$1500 in dues for 2012-2013 and \$1722.24 in dues owed previous to 2012.

## **8. New Business:**

No new business.

## **9. Motions:**

Bill Frobose made a motion to approve Christmas bonuses for Martin and Ruth in the form of gift cards of an undisclosed amount. Second by Jane Opfer. All in favor. Motion passed.

#### **10. Comments from Community**

No comments from the community.

#### **11. Adjournment**

Motion to adjourn by Laurie Accetta. Second by George Radcliffe. All in favor. Meeting adjourned at 10:30AM.