

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

**BOARD OF DIRECTORS MONTHLY MEETING  
SUNDAY, MARCH 25<sup>TH</sup>, 2012**

**1. Call to Order**

Ted Wetzel, 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
- David Curiale
- Bill Frobose
- Pdraig Lynch
- Jane Opfer
- George Radcliffe
- Bill Smart
- Ted Wetzel
- Frank Wydner

Absent were:

- Mike Manheim
- Sandra Penamonte

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

Ted Wetzel asked the members present to review the minutes from January 2012 if they had not already, and called for a motion to approve them. Padraig Lynch made the motion. Second by Bill Smart. All in favor. Motion passed.

### **4. Presidents Report**

Ted Wetzel reported that Marshall Anders has sent a letter regarding the Lakeview Properties issue to Mr. Randall Borden, the opposing Attorney in the case. The letter is an effort to finalize the situation. He is filing a motion to take the case to trial. The Association did receive a copy. Ted said he is still having a difficult time contacting Ellen at the Pike County Conservation District regarding the access road. He will continue to try to contact her. Ted mentioned he will be calling Pennywise regarding propane delivery. Their prices are more reasonable than the company we are currently using. Ted had nothing further to report.

### **5. Treasurers Report**

Mary Lou Corbett stated that in January the Association took in \$15,724 and spent \$12,360. In February we took in \$10,985.52 and spent \$19,365. There was no vote on the treasurer's report at this time. Mary Lou promised to complete it and get it to the board members.

### **6. Committee Reports**

#### **A) Roads**

Bill Frobose reported on the roads. He said that he is going to contact three companies; Cavage, Enslins & Wayco about road repair. Hopefully because of the mild spring the road repairs can be started early. Ted mentioned that the hill by 739 needs to be trenched out and repaired. Also the areas by all of the mailboxes need to be addressed. Bill said that hopefully since we had such a mild winter, the budget for the roads may go a little further this year.

## **B) Maintenance**

Bill Frobose reported on maintenance. Bill said he will be taking on the task of repairing the guardrail. The company that had originally agreed to repair it gave us the run around. Ruth said she checked with the insurance company and as long as we can provide them with an itemized invoice, they will pay the cost. Bill mentioned replacing the carpet in the clubhouse. He will be looking into a different type of flooring that will be more durable and easier to clean. Also Ted will be looking into new doors for the clubhouse.

## **C) Building**

Ted Wetzel reported on building. The property owner next door to him is building a home. The Association is waiting for the fees and paperwork to supply the building permit. There is nothing further to report.

## **D) Recreation**

Laurie Accetta said there is nothing going on for right now. She and David mentioned that the playground is in bad shape and they have been getting a lot of complaints about it. Bill said he has been working on the playground equipment and will be doing more work on the area. There was much discussion regarding the fact that people are complaining but nobody wants to give their time to help get things done as has happened in years past.

## **E) Security**

David Curiale reported on security. There were two incidences recently. There were three cars broken into during the night Saturday, March 17<sup>th</sup>. The police were called. David did speak to a couple of people after the fact and found out that there was a break-up and the girl and her friends' cars were broken into but the boy's was not and they were all in the lot. There was also a home invasion at a different time which security did not find out about until after the fact but the police did respond at the time of the incident. David said that as of today he is resigning as head of security. He will remain on the Board of Directors, he said but because of personal issues, the demands of his career and he has not felt the support of the community that is needed to make a difference in the position. Ted and the other Board members present thanked David for working so hard and giving so much of his own time to this community.

## **7. Old Business:**

a) AOCA: Jane said at the most recent meeting she mentioned the spike strips that might be installed with the gate. The people she spoke with said that we should consider that it could be an insurance liability and an obstacle for emergency vehicles. The idea of a police force was discussed at the meeting as well and the response was a negative one; Jane was told it has been tried a few times in the past and never worked. Also at the AOCA meeting, Crescent Lake received a notice from the DEP stating that they are expected to have a \$200,000 bond for their Dam. Marcel was told they need an \$80,000 bond. They are having a difficult time getting this accomplished, nobody will cover them. They were told that if they could not get the bond, the dam would be taken down. The other subject that was discussed was the hope that there might be tax relief for community members. This is not going through because it is a choice people make to live in a community much like choosing a private school rather than using a public school.

b) Newsletter:

Ted said he will check to see when that needs to go out and let the Board Members and the office know. Bill suggested that we mention the need for lifeguards in our newsletter.

## **8. New Business:**

a) Pool

Bill mentioned that the pool does need some minor repairs. He has been researching companies, materials and costs. The fiberglass is separating from the concrete. He expects to have it repaired by the time the community is ready to use it.

## **9. Motions:**

No motions at this time.

## **10. Comments from Community**

Frank Wydner spoke on behalf of a community member in section six. This member had approached him regarding people leaving their garbage cans out for an extended period of time. He said there was a note put up on the bulletin board that he saw after his conversation regarding this issue.

## **11. Adjournment**

Motion to adjourn by Jane Opfer. Second by Laurie Accetta. All in favor. Meeting adjourned at 10:37 AM.