

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY APRIL 15, 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 9:05 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

- Mary Lou Corbett
- Bill Frobose
- Michael Manheim
- Jane Opfer
- George Radcliffe
- Bill Smart
- Ted Wetzel
- Frank Wydner

Absent were:

- Laurie Accetta
- David Curiale
- Pdraig Lynch
- Sandra Penamonte

3. Approval of Minutes

Ted Wetzel called for a motion to approve the minutes from March 2012. Bill Smart made the motion. Second by Frank Wydner. Michael Manheim abstained. All others in favor. Motion passed.

4. Presidents Report

Ted Wetzel said there was a car parked for five days that had to be towed. The owner of the car has a brother living in the community but he is not a resident himself. Ted stated that in future if cars are parked on PMWFCA property overnight, they will be towed. We will put that in the upcoming newsletter even though it is in the community ACRS.

Ted mentioned that the Security truck has had a problem with leaking and burning oil. He said we should check in to trading it in soon, but in the meanwhile the oil should be checked all the time. Ruth mentioned that she spoke with Josef. He and Chris have been very diligent in checking the oil. Subsequently Josef did put a reminder note in the truck for himself and Chris as requested.

5. Treasurers Report

January, February and March 2012 Treasurers reports were distributed for the Board Members' review. Michael Manheim made a motion to accept the Treasurers report. Second by Bill Smart. Tom Janovsky inquired about foreclosure properties. There was some discussion regarding this subject. Jane Opfer suggested that the amount of foreclosures be examined and the budget be adjusted accordingly. Jane Opfer abstained, all others in favor.

6. Committee Reports

A) Roads

Bill Frobose reported on the roads. He said that he has contacted three companies; Cavage, Enslins & Wayco about road repair. In addition Bill said that Pocono Spray Patch will be present today to demonstrate what they can accomplish for us. Copies of estimates were distributed to the Board Members present. He went over some of the prices quoted from the companies being considered. There was some discussion regarding the repair of the roads and the companies to do the work. It was decided that motions regarding road repair will be made today.

B) Maintenance

Bill Frobose reported on maintenance. Copies of Landscaping bids were distributed to the members present. There are three companies that have put bids in. There was some discussion regarding the landscaping proposals. A representative from one of those companies (R.S. Poust) was present today to discuss his bid and answer any questions that the Board Members may have. He also mentioned that at those times that the grass grows more quickly he would like for the Association to contact him and request an additional cut. Bill replied that is what we would do. There was further discussion on the subject. Motions will include landscaping decisions as well.

Jane Opfer inquired about the stone façade on the Log Tavern Entrance sign and planter. It is falling apart. There were some ideas suggested to fix the problem. Frank Wydner inquired about the fence in section six by the mail boxes that had been discussed at the prior meeting. Bill said he did check it and will have Martin take care of it.

Ruth brought up the fact that Bill Frobose repaired the guardrail with a little bit of help from Christopher Connelly. The insurance company was invoiced.

Ted Wetzel asked Bill if Martin is picking up trash on the roads. Bill said he does do that. Ted said there is a bag of garbage torn open on 4-1. This is the lot that the Association has bid on. Bill said that Martin had asked about going on residents' property to pick up garbage. Bill had told him not to do that. Since 4-1 is an empty lot, however an exception can be made and he can clean it up.

Bill contacted two companies regarding pool repair. One was not able to help at all. The other turned out to be the company that built the pool originally. That company's name is Husted. Their price was competitive and will be done before Memorial Day. There is a cd for the pool of over 33,000. There will be a motion today to use that cd for the pool repair.

C) Building

Ted Wetzel reported on building. There is nothing to report.

D) Recreation

Laurie Accetta was absent. Nothing to report per Ted Wetzel.

E) Security

Ted had nothing to report on security. He said the Association is still seeking somebody to take on the Chief Security Position. He is handling problems if and when they arise. Tom Janovsky said he has seen a young girl in a tan Sonata speeding through several times. She does not stop at the stop signs and almost hit him once. It is usually around 12:30 in the afternoon when this occurs he said. Ruth asked if Tom could try to get the PMWF tag number on the vehicle. He will try.

7. Old Business:

a) AOCA: Jane was not informed of the most recent meeting. She did not go. Nothing to report.

b) Gate Replacement: Ted mentioned that the cd that holds the funds for the gate replacement is up for renewal shortly. He asked the members present if we should withdraw it at this time to repair the gates. There was some discussion regarding the gates.

c) Newsletter: A draft for the Spring Newsletter was distributed for the review of the Board Members. A few changes were suggested, the budget will be added and they will be sent out shortly. Ted and Penny have volunteered to help put the newsletters together.

8. New Business:

No new business

9. Motions:

a) Michael Manheim made a motion to repair the pool. Second by Skip Wydner. All in favor. Motion passed.

b) Skip Wydner made a motion to use Poust Landscaping. Michael Manheim seconded the motion. All in favor. Motion passed. Bill Frobose explained that Markwalter was the less expensive of the two bids. After some discussion, Skip and Michael withdrew their motions for Poust. Skip Wydner made the motion to go with Markwalter Landscaping. George Radcliffe second. All in favor. Motion passed.

c) Bill Frobose made a motion to accept the bid of \$1400 from Pocono Spray Patch on Maple Ridge Road. Second by Michael Manheim. After some discussion of the area to be covered and input from the representative of Pocono Spray Patch, amount to approve was modified to up to \$1800. All in favor, motion passed.

d) Bill Frobose made a motion to approve blacktop work on road by Enslin at \$210 per ton for pothole repair. Bill Smart second. All in favor. Motion passed.

e) Ted asked for a vote of confidence for up to \$42000 for total black top in community and 35000 for tar and chip on Jack Pine, Pine and Hilltop. Bill smart made the motion. George Radcliffe second. All in favor.

10. Comments from Community

No comments from community.

11. Adjournment

Motion to adjourn by Michael Manheim. Second by Bill Smart. All in favor. Meeting adjourned at 11:15 AM.