

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY MAY 20, 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 9:16 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

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

Absent were:

- Michael Manheim
- Sandra Penamonte

3. Approval of Minutes

Ted Wetzel called for a motion to approve the minutes from April 2012. Bill Smart made the motion. Second by Laurie Accetta. Padraig Lynch and David Curiale abstained. All others in favor. Motion passed.

4. Presidents Report

Ted Wetzel said there is a home on Water Forest Drive that has two families living in it. This is against our rules and township rules. He said they have been sent a letter. Dingman Township has taken measures to resolve the situation as well.

Ted thanked Suzanne Frobose, Bill Frobose and Marc Wetzel for all of their hard work in refurbishing the clubhouse.

5. Treasurers Report

Mary Lou Corbett stated that we are already over budget and we still have one month until the end of the fiscal year. She said that the money is there unavailable in accounts that cannot be withdrawn from (e.g.;cbs) She mentioned that there was a question regarding taxes. She feels that the taxes that were taken out and then returned to us (most of what the IRS took) may not be showing on the report yet. This will be looked into.

She said we are six thousand dollars over budget on insurance. Bill Frobose inquired if the insurance had gone up. Ruth said that the insurance coverage on the clubhouse had been raised last year when Don from Milford Insurance came to a Board Meeting and upon his recommendation. That was some time ago but it may be the reason as the budget was carried over from last year, possibly before the clubhouse increase. Ruth said she would research the tax issue and insurance questions.

Mary Lou also mentioned that we did receive the insurance reimbursement for the repair of the guardrail on Water Forest Drive. That did come from the insurance company of the driver that did the damage.

Bill Frobose made the motion to accept the Treasurers report. Second by Frank Wydner. All in favor.

6. Committee Reports

A) Roads

Bill Frobose reported on the roads. He stated that we have 200 tons of black top patch in place. Thankfully, he said we had a mild winter and we were able to do some improvements. There is some shoulder work done and a couple of cul-de-sacs as well. He said we are starting with three cul-de-sacs and the turn around on the fourth. These will be: Pine court, Hill Terrace, Jack Pine Court and Lakeview Court will be the turn around. The tar and chip cannot start until after June first because PA won't release the oil until then. This will be done by Wayco. Bill said he is looking into starting a scratch and fill program for our main roads. He said Wayco would be giving him a price per linear foot. He did get a verbal estimate from Enslins at \$100/ton but we would have to purchase the tar. Mary Lou Corbett asked about Pocono Spray Patch; the company that did a demonstration at the April meeting. Bill replied that he did check the work but it wasn't done as promised. He was told that there were more potholes than he realized during his first inspection and what was completed was the tonnage he had figured for the \$1800 quote. When Bill inquired as to how much tonnage he used, the answer came to one and one half times the amount that we usually spend. They did put another six tons down to bring the price down but black top is better quality and only \$50 more per ton. The conclusion that Bill came to was that it was not worth the savings for a lesser product.

Bill also mentioned a culvert that is damaged on a property by route 739. He did explain to the property owner that it is not the responsibility of the Association to fix the problem.

Frank Wydner requested that a no outlet sign be posted on Woodland Drive by Milford Road. That was agreed to by the Board members present.

B) Maintenance

Bill Frobose reported on maintenance. He said Martin's hours are very limited. He said we may need to hire an additional maintenance employee. Bill said that the landscaper that we had chosen, Markwalter did not do the job as promised. He gave them a few chances but it did not work out. He has decided to give the job to Poust. They came right away and even bought a mower specifically for the dam because the ride on mower he was using was not safe to use on the dam. Bill haggled for a contract for \$500/month for one year. As far as Markwalter is concerned, Bill feels we should have our

Attorney send them a letter that we would like the money back for the job that was not done.

Bill said he thinks that it would be a good idea to plant wildflowers on the dam. Only mow & maintain by fire hydrant all else can be covered in wildflowers and it would look beautiful, be a green solution and less costly. Ted said he would check in to doing that.

C) Building

Ted Wetzel reported on building. He said there is a home being built next to him. All his papers and permits are in.

D) Recreation

Laurie Accetta inquired about a possible clambake and pig roast. There was some discussion regarding this subject no decisions were made at this time.

E) Security

Ted said he and Bill Frobose met with our Security Officers. They went over a few things. He said they are not to go on the residents' private property. They discussed a database to follow those offenders who repeatedly abuse the rules of the Association. They will start with warnings. Ted did speak to Northeastern regarding the replacement of the gates. He said for each side it will be over \$6000. He said if it is done with the spikes it would be worth it but it has to be done right. That will be voted on at the general meeting today.

7. Old Business:

a) Ted has been researching a new heating system. He has been speaking with Pennywise regarding more fuel-efficient system. The heating system that has been proposed is 95% efficient for \$9600. Also two units with insulation would be \$1600 he said. We would do the removal of the heating elements that are there now. This would save the association a considerable amount of money.

b) Ted said Mr. Anders had sent us a letter saying that the opposing Attorney was requesting witnesses and summarizing what their testimonies would be. Ted called Mr. Anders and inquired about this request. Mr. Anders said not to worry about that for now. He said that the Real Estate Expert that had been recommended is very ill so Mr. Anders is looking for other options. Mr. Anders did say that we should not have any problems getting this resolved in our favor.

c) AOCA: Jane stated that Associations that have category one and two dams are being required by the EPA to get bonds to cover them should the dams give way. We have not heard from the EPA so we are not a class one or two. Jane said that at the last AOCA meeting, a document was presented to voice the opinions of the communities regarding “Fracking”. The related documents are attached. They were discussed and there will be a motion to agree with these documents.

8. New Business:

- a) Ted asked about putting up discount tickets to Mt Laurel Performing Arts Center. Ruth had received an email and thought our residents would enjoy it. The Board Members present agreed to put it on the website.
- b) Jane Opfer suggested starting a Water Aerobics class. Barbara Pearston is willing to provide this to our residents at a nominal cost. It could be in the mornings before the pool opens for the day. There was some discussion regarding this and also Bill brought up the possibility of a Zumba class. He had been approached about this previously.
- c) Bill stated that the lifeguards would be hired soon. The returning lifeguards and PMWF residents will be first to be hired.
- d) Ted said Ruth had inquired about transfer of property between family members. She was asked if a Resale Certificate and Capital Improvement Fee would always be required in this situation. Laurie Accetta explained that any time there is a transfer of title.

9. Motions:

- a) Bill reiterated the lack of performance by Markwalter. He made a motion to go with Poust for Landscaping for a one-year contract and asked that our Attorney send a letter to Markwalter for a refund of \$500. Second by Mary Lou Corbett. All in favor. Motion passed.
- b) Jane Opfer made a motion to agree with the letter from AOCA and join with the other communities in the Alliance of Associations in supporting their requests regarding fracking. Second by Mary Lou Corbett. Frank Wydner abstained. All others in favor. Motion passed.
- c) Ted Wetzal made a motion for up to \$12,000 for heating system in the main room, back room and bathrooms. Padraig second. All in favor. Motion passed.
- d) Bill Frobose made a motion to eliminate the fluorescent lights in the clubhouse and replace them with more efficient lighting at a cost of up to \$800. George Radcliffe second. All in favor.

10. Comments from Community

No comments from community.

11. Adjournment

Motion to adjourn by George Radcliffe. Second by Laurie Accetta. All in favor. Meeting adjourned at 11:20 AM.