

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY JUNE 24, 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 9:24 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

- Christopher Connelly
- Mary Lou Corbett
- David Curiale
- Bill Frobose
- Jane Opfer
- Robert LaMaster
- Pdraig Lynch
- Bill Smart

Absent were:

- Laurie Accetta
- Michael Manheim
- George Radcliffe
- Ted Wetzal
- Frank Wydner

3. Approval of Minutes

Bill Frobose asked if everyone had reviewed the minutes from May 2012. Pending corrections of a few grammatical errors, Bill Smart made the motion to approve the minutes. Second by Bill Frobose. All in favor. Motion passed.

4. Presidents Report

Ted Wetzel was absent. No President's report.

5. Treasurers Report

Mary Lou Corbett reported that we are \$29,000 over budget for 2011-2012. There was some discussion regarding insurance expenses. Ruth will pull reports on that for the board to review. She will ask Don to come and review the insurance. There was also some discussion regarding what should be considered, "capital improvements" and categorizing other expenses. Once the expenses were discussed and broken down it was determined that we were not over budget but that certain expenses were not categorized correctly. Also the most recent report from Scott Myer (our accountant) was distributed. Approval of the Treasurer's Report will be tabled until the figures have been broken down and analyzed.

6. Committee Reports

A) Roads

Bill Frobose stated that 200 tons of black top patch have been completed. There is some tar and chip to be done and some patching as well. He said we are waiting for Wayco to complete another job and then they should be here to complete our three cul-de-sacs and fix the potholes in the clubhouse parking lot. He said hopefully in July they should be starting these projects. Skip mentioned that a few of the areas on Woodlands Drive in section six are starting to open up. Bill said he will have them come and hit that area. He said he is trying to stay within budget and we are at that point now.

B) Maintenance

Bill Frobose reported on Maintenance. He said there were a couple of people who volunteered to help with maintenance. Martin will try to increase his hours, Bill said. He said that some of the lifeguards are looking for extra work and we can give some of the extra maintenance hours to them. Also he said new lights have been installed. The lights were relatively inexpensive and will be more energy efficient than those that were installed previously.

C) Building

Nothing on Building.

D) Recreation

Laurie Accetta was absent. No Recreation report.

E) Security

Bill Frobose let the Board Members know that he did let Chris (the newest Security Officer) go. He was clocked in and left not staying. There had been a few issues previously which Bill was going to address before this situation occurred. Bill had already had an ad for security and got quite a few responses. He distributed the three most favorable resumes and asked that the Board Members present review them. Bill shared his thoughts on who he felt was the best candidate. The starting pay he recommended was \$10/hr with the possibility of a raise to \$11 with favorable performance after a six month period and review.

Bill mentioned that there are a few property owners who would like to discuss their previous citations.

7. Old Business:

No Old Business to review at this time.

8. New Business:

No New Business to discuss at this time.

9. Motions:

a) Bill Frobose made a motion to catch up with maintenance projects to continue to improve PMWFCA property. The lifeguards will be using separate time cards. He asked for a \$9 pay rate for those who will be doing it. Bill Smart second. All in favor.

b) Bill Frobose made a motion to hire Michael Devilliers as our new Security Officer, based upon his resume, qualifications and the interview. Christopher Connelly second. All in favor. Motion passed.

10. Comments from Community

No comments from community.

11. Adjournment

Motion to adjourn by Pdraig Lynch. Second by Christopher Connelly. All in favor. Meeting adjourned at 11:50 AM.