

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY JULY 22, 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
- Christopher Connelly
- Bill Frobose
- Robert LaMaster
- Padraig Lynch
- Michael Manheim
- George Radcliffe
- Ted Wetzel
- Bill Smart

Absent were:

- Mary Lou Corbett
- David Curiale
- Jane Opfer
- Frank Wydner

3. Approval of Minutes

Ted Wetzel asked if everyone had reviewed the minutes from June 2012. Bill Frobose found one error; tons should replace pounds on the roads report. Bill Smart made the motion to approve the minutes. Second by Christopher Connelly. All in favor except Ted who abstained. Motion passed.

4. Presidents Report

Ted Wetzel reported that there have been no complaints except for a quad that has been up and down Water Forest Drive and on the dam. He has been issued a citation and we will see if this makes a difference. Ted said he has heard nothing new on the Lakeview property disputes. He said he will be contacting the Attorney to follow up.

5. Treasurers Report

Mary Lou Corbett was absent today. No Treasurers Report today.

6. Committee Reports

A) Roads

Bill Frobose spoke with Wayco about which roads are to be done. He said there was initially a misunderstanding about where and what was to be done on Wayco's part. He said the issues have been cleared up and the roads in question should be completed in August. He also said that the additional roads in section six will be approximately \$205/ton. That will be an expense of about \$4000.00, he said.

B) Maintenance

Ted Wetzel suggested that proper lighting be installed in the basement of the clubhouse. Bill Frobose reported on Maintenance. He said that Lifeguards will be doing some basic maintenance. Their duties will include window washing, power washing, painting the swing set, prepping window panes for paint, fixing picnic tables, etc. Martin had suggested that the planter by Log Tavern Road be fixed but just has not had the chance to get it done yet. The laminated stone needs repair but the block is ok. Bill said also the weeding of the spillway needs to be finished.

C) Building

Ted Wetzel reported on Building. He said his neighbor has been trying to build but has been rained out a lot. There was a question as to whether or not a private pool in the community did obtain a permit. Laurie said that they did. Nothing else on building.

D) Recreation

Laurie Accetta said she would like to do some kind of event but has been unsuccessful so far in finding volunteers. Bill Frobose said that his wife Suzanne had suggested, "Ice-cream Sundae Sundays." The board members present thought this a good idea. It will be done.

E) Security

Bill Frobose reported on Security. He said that the new Security Officer (Mike) seems to be doing well. He said Mike is watchful and is a presence. Laurie Accetta inquired about hours of Security. Bill replied that hours would be between 6 pm and 2 am on average between both officers. He said there would be one day out of the week where they would work together to deter speeding and running of stop signs. Bill said he may also have an officer sit by the gate from time to time, a few hours a week to check on non-residents entering the community. He said the hours would be fifty to fifty-five hours per week total between both Security Officers. Bill said there will be warnings issued first for violations and then fines. This will be supported by a paper trail (one copy to the individual, one copy to office and one for the truck). He said fines would be issued if people get nasty or belligerent as well. He reminded the present company that there is a rule in our ACRs regarding abuse of staff and that citations can be issued. Bill Frobose said that the check engine light came on in the security truck. Coolant needed to be added and was. Martin reset the battery the next day. The vehicle does need to be looked at again by our mechanic, he said.

7. Old Business:

No Old Business to review at this time.

8. New Business:

a) The Board of Directors received a letter from a property owner with outstanding citations. This will be addressed by the grievance committee.

b) Ruth enquired about purchasing a new cluster box for residents with a Milford address. The post office has let her know that we have no more space left with our current boxes. Ted said he will check in to it further with Ruth's help.

9. Motions:

a) Bill Frobose made a motion to increase amount allowed for road repairs in section six. This would be up to \$10,000. Second by Mike Manheim. All in favor. Motion passed.

10. Comments from Community

No comments from community.

11. Adjournment

Motion to adjourn by Mike Manheim. Second by Laurie Accetta. All in favor. Meeting adjourned at 10:02 AM.