

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY AUGUST 19, 2012**

1. Call to Order

Ted Wetzal, President called to order the regular meeting of the Board of Directors of the Pocono Mountain Water Forest Community Association at 9:10 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

- Mary Lou Corbett
- Christopher Connelly
- David Curiale
- Bill Frobose
- Pdraig Lynch
- Michael Manheim
- Jane Opfer
- George Radcliffe
- Bill Smart
- Ted Wetzal
- Frank Wydner

Absent were:

- Laurie Accetta
- Rob LaMaster

3. Approval of Minutes

Ted Wetzel confirmed that everyone present had reviewed the minutes from July 2012. Michael Manheim made the motion to approve the minutes. Second by Padraig Lynch. Jane Opfer, Mary Lou Corbett and Frank Wydner abstained. All in favor otherwise. Motion passed.

4. Presidents Report

Ted Wetzel said we checked with the Post Office on the amount of boxes that we have against the amount of residents with Milford mailing addresses. We have 171 residents (including office) and 192 boxes. The Post Office has requested a list of names and addresses so that we can make sure that the people using our boxes are residents of our community. They had previously told us we need a new cluster box but that runs about \$1500. Looking at the numbers it should not be necessary.

Ted said he has been playing phone tag with our Attorney, Marshall Anders. He said he will hopefully be talking to him tomorrow regarding Lakefront Properties and also collection of back dues. Bill Frobose mentioned that a collection agency might be a good idea if we get the right one. He said Gold Key has a very good rate of dues collection, 90%. We could check in to their collection company.

5. Treasurers Report

Mary Lou Corbett reported on June and July. She said we have taken in over \$12,000 in back dues over those two months. We took in over \$115,000 in current and back dues combined in June and July.

She let it be known that we're taking out the \$33,000 from the Pool Repair CD and will, for right now place it into the Money Market Account. The interest rate in the money market will keep interest on it without locking it up.

Jane Opfer asked for a profit & loss statement for the year so far. She said we need to keep an eye on what we are spending considering that the budget is based on 385 residents paying dues in full but there are quite a few foreclosures and some others that are not paying at all. She said if we review the intake we may find that we need to cut back on the budget because of that.

There were a few questions about how the budget is broken down. Mary Lou went over it column by column.

Ted called for a motion to approve of the Treasurers' Report. Bill Smart made the motion. Second by Michael Manheim. All in favor. Motion passed.

6. Committee Reports

A) Roads

Bill Frobose said the roads in section six will be done shortly. They are not completed yet. He will try to reach Wayco Monday, he said and find out when they plan on starting. He said he will also find out what the schedule is for the cul-de-sacs around the lake to be done. There are three to be reconstructed and one to be repaired at the end of the cul-de-sac; Lakeview Court. He said usually the tar and chip is done late August into September. Bill said he was hoping to have that work completed by the end of August. Bill mentioned an issue with a resident who feels that the Association should help with a flooding problem in the home. After Ted and Bill assessed the unfortunate situation, they both did explain that it is not the responsibility of the Association. The property owner does need to take measures to ensure against more flooding problems if she wishes to avoid them in the future. Bill Frobose said that there are some culvert pipes that need to be placed on Water Forest Drive and also in Section Six on Woodland Drive at the end by the Cul-de-sac. When there are heavy rains that area gets washed out. There is a resident that owns two lots there and the gully is on half of the road frontage. He said they need to look in to fixing that cul-de-sac. If that is not possible, he feels placing a culvert pipe in there would be a good idea. Those properties can't be inaccessible, he said.

B) Maintenance

Bill Frobose reported on maintenance. He said some of the Lifeguards did some pressure washing on the back of the clubhouse, prepping for stain or paint. He thinks transparent stain would be a good idea because clear finish doesn't last. Some of the picnic tables will have to be replaced or reconstructed, he said. He mentioned that Home Depot has nice tables that are reasonably priced.

Ted mentioned that they are not happy with the lawn maintenance company that we are currently employing. Bill said he is thinking of increasing maintenance hours and not having the Lawn Maintenance Company do as much. He said we can put an ad in for Lawn Maintenance Bids this fall to get ahead of the game on hiring the best company possible. Bill Frobose & Ted said they would consider hiring them again if they could be more reliable.

Jane inquired about the goose excrement problem. There was some discussion regarding this issue. Ruth said she will call Gold Key and ask about their success in eliminating the feces problem from the property.

Bill Frobose said that he thinks a good idea for the bulletin boards would be Plexiglas covered, locked boards, only for our residents. If someone wanted to post something, they could give it to the office and it would then be put up. As they are now, they are an eyesore.

Bill Frobose mentioned that a used John Deere lawn mower was purchased for \$700. He said it will pay for itself. We will save a lot more than that in landscaping costs.

Jane asked if we had switched garbage pickup companies. Ruth replied that we had. We are waiting to switch the dumpster they have provided with one that locks.

Ruth will be placing an ad for snow plow bids next week and also an ad for landscaping bids for next spring.

C) Building

Ted Wetzal had nothing to report on building.

D) Recreation

Jane asked how Sunday Sundaes is working. Bill said we have had it going but attendance is varied depending on the week, and never very many people. Jane asked about the Friday pool parties. Bill Frobose said that the attendance for that has been discouraging as well.

E) Security

Bill Frobose reported on Security. He told the present company about the DVR that was burned out. It was the second time and it was still under warranty and did not cost anything to repair. It will not be under warranty if it happens again. It was a lightening strike from the camera feed to the DVR that caused the problem. Craig of Nextronics has given an estimate for three or four lightning arrestors so that if there is a lightning strike to our cameras, the surge does not travel back to the DVR and destroy it. The protectors are about \$65 each. That plus his labor costs would come to under \$400 total. Bill said to go ahead with that and also requested that he put a camera that shoots the parking area by the ball fields and can get license plates and facial features. Craig will get us a proposal on that.

Bill Frobose told the Board Members present about an incident that occurred recently in the clubhouse. He said that a guest of a resident had come in with a warning that he had received. Bill said that he was handed the warning but it was also sent to him. When he received it in the mail, he thought it was a fine and came down to the office to enquire about it. There was nobody in the office at the time so in frustration he kicked the front door on his way out and the panel came out. This is a resident whose family and guests have been causing trouble for years now, he said. Bill knew who it was so he had gone to the home of the young man to speak to his parents. They were very belligerent and his mother was abusive toward the resident whose guest he had claimed to be.

Bill Frobose also said that a resident was driving on Water Forest Drive when two dirt bikes speeding in the opposite direction, almost collided with her. She turned around and followed them at a safe distance, tracking them back to the same property that we have been having problems with concerning off road vehicles recently. One of the riders was the same young man that destroyed the panel in the door.

Another incident was that a couple of young men were seen on video going in and coming out of the bathroom, when there was a bowel movement found in a urinal. It was a prank and one of the boys did own up to it. Bill Frobose and Pdraig spoke to them and the offender was remorseful. They explained to the boys that they need to be respectful of the property when visiting. The offender assured Bill and Pdraig that it would not happen again.

Bill said the Security Officers have been writing more citations. They are cracking down on speeding and ignoring stop signs.

He said Mike had a situation with the grandson of a resident. The Grandson was driving without a license or a permit. There was a citation issued. The State Police were called and came. They did speak to the driver but did not issue a ticket.

Bill also said that it has been confirmed that there is a vehicle that has been seen in the Water Forest selling marijuana. The Sate Police have the information (make, model and plate #) and our Security Officers also have the information. They have been instructed to call the police when and if they see the vehicle.

Bill said he was hoping to get two more cameras to get good close up shots of people in the front of the clubhouse.

7. Old Business:

Jane Opfer attended the July AOCA. She said one of the things that was discussed were that “speed humps” were suggested as a resolution for speeding. They are wider than speed bumps and do not need to be removed. She said Wayco had quoted a price of about \$400 to other communities. She talked about the situations with some of the other communities’ dams. They are being required to have bonds to cover the dams by the state. Crescent Lake she said is required to have a \$250,000 bond, for example. She said they may be working their way into all communities with these requirements.

Jane also said that Delaware Township residents will be receiving a notice of a new ordinance requiring septic inspection every three years.

Jane said she did call one of the residents back about the outstanding tickets. They have not been able to set up a time to go over it yet as the resident has been too busy. The other resident in question, she has emailed but she has not heard back as of yet.

Bill Frobose said the pump house still needs to be addressed before winter sets in. He said the Association would need to rent excavating equipment, Bill Manheim had offered to help with that. It is what he does professionally so it would be a great service to the Association. Bill said that if the machine gets rented for the day we could use it for a few other projects as well, including trenching parts of Water Forest Drive.

8. New Business:

Bill Frobose brought up the installation of the back gate. It was approved at a previous Board Meeting. We have a lot of non residents speeding through he said. There was some discussion regarding the gates.

9. Motions:

Bill Frobose made a motion to install the new back gate system as approved at a prior meeting but with the spike strips to be installed as well at a cost of approximately \$24,000(\$7800 already approved previously plus \$16,200 for spike strips). The additional amount would be taken from the cd that was transferred to the Money Market Account. Second by David Curiale. Three abstentions, seven in favor. Motion Passed.

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 11:01AM.