

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY January 19, 2014**

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 9:02 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

- Chris Connelly
- Mary Lou Corbett
- Bill Frobose
- Pat Mastrocovi
- Fred Loshen
- Pdraig Lynch
- Jane Opfer
- Ted Wetzel
- Bill Smart
- John Grohl
- Bill McCarthy
- Mike Manheim
- Scot Graf

Absent were:

- Dave Curiale

3. Approval of Minutes

Ted Wetzel called for approval of the minutes from October. Chris Connelly made the motion to approve the minutes. Second by Mike Maheim. All in favor. Motion passed.

4. Presidents Report

Ted Wetzel has not heard from the lawyers about the lakefront case. He had nothing further to report.

5. Treasurers Report

Chris Connelly distributed the Treasurers Report for December to all Board Members present.

Chris advised that the only spending that should be done is what has been budgeted for.

Bill Frobose had questions about the attorney fees.

Jane Opfer had a question about the difference between professional fees and legal fees

Scott Graf had questions about the attorney fees and discussed looking into another attorney to save costs.

Chris discussed having a special meeting to discuss the budget for the rest of this year. Meeting to be this week.

Jane Opfer had questions about gate costs and what was budgeted. There was also discussion about where monies to cover gates costs should come from.

There was discussion regarding past and present dues collection.

There was discussion regarding the Wells Fargo Gypsy Moth CD and closing that account. This will be discussed at the special meeting.

The Dime Fuel account to be closed and monies placed into the Non Personal checking account. Fuel for Security and maintenance vehicles to be purchased from the Wells Fargo checking account, as well as for small expenses. Bill suggested putting a cap on the amount of money that can be used from that account.

Chris Connelly discussed at length the Treasurer's report.

Motion to accept Treasurer's report make by Pat Lynch. Second by Bill Smart. All in favor.

6. Committee Reports

A) Roads

Doug Twaits owner of Lloyd's Landscaping was present to answer concerns from the BOD about snowplowing. He answered numerous questions from the Board.

Bill Frobose discussed the bill for materials that were used in the storms. Doug suggested someone come along with him to see how he plows and how he uses the materials.

Scot Graf, Pat Mastacovi, Mike Manheim discussed road conditions from the January 18, 2014 storm.

Ted Wetzel discussed various aspects about how we are billed by Lloyd's. He express concern about the community being double billed for services. There was discussion about flat rate fees.

B) Building

Ted Wetzel had nothing to report on Building today.

C) Maintance

Bill Frobose contacted Wayco about their recent bill and we are waiting for and adjustment before we pay their bill.

Discussion about A. Markwalter Landscaping bill. There was discussion about the price increase. The contract would be a 3 year contract.

There was discussion about the back windows in the clubhouse. Windows are to be closed off not replaced.

D) Recreation

Mike Manhiem discussed the Christmas and New Year's Eve parties. The parties were well attended and fun was had by all.

E) Security

Pat Mastacovi reported that the back gates are ready for operation without anyone manning them.

There was discussion about residents in good standing purchasing 2 discretionary cards that can be given to whomever they choose. Cost of these cards would be \$50 per year.

There was discussion about what times gates should be opened and closed.

Bill Frobose expressed concern about leaving the gates open at night.

Resident volunteered to fill out reports if a vehicle breaks gate.

Board reviewed gate card rules. Property owners in good standing are given 2 gate cards for free and must have a current vehicle registration with a PMWF address and can purchase additional cards for \$10 for other household drivers with current vehicle registration with a PMWF address.

There was also discussion about issuing emergency cards that would be used for short term conditions. Cost would be \$10 that would be refunded when the cards are returned.

There was discussion about issuing temporary pin numbers for parties.

Forms would need to be filled out one week in advance.

7. Old Business:

A) AOCA:

Jane Opfer had nothing to report, no winter meeting.

B) Collections:

Chris Connelly discussed accounts over 15 months old. He has contacted Sunrise to see where these accounts stand. He will continue to pursue Sunrise about these 22 accounts.

Bill Frobose discussed attaching liens to delinquent accounts. Jane Opfer made some suggestions regarding using Sunrise and attaching liens. Pat Mastracovi discussed bankruptcies and liens. Chris Connelly to follow up with Sunrise regarding judgments and liens.

Bill Frobose discussed PMWFCA acquiring the property from properties owned by developers etc. that are delinquent. Mary Lou Corbett suggested doing a title search to be sure property is clear.

Bill Frobose and Scot Graf discussed the old payment plans and the need to update the plans and revise the terms. Ted talked about the legality of

upholding the payment plans unless the resident defaults on making payments.

Chris discussed turning over 28 new accounts to Sunrise.

C) Gate Status:

Closing of the gates tabled until May meeting. Gates will be manned until State Police are contacted and gate cards issued to them.

D) Generator:

Ted Wetzel to follow up.

E) Security

Milford Police as security tabled until spring due to budget restraints

Resident suggested forming a Neighborhood Watch.

Fred Loshen to look into cost for extra gate and call box.

8. New Business:

A) New BOD Nominee

Scot Graf sent in his resume to become a board member.

B) Committee to Revise ACR's

Discussion on need to revise ACR's. Jane Opfer will chair the committee.

Committee members as follows: Pat Mastracovi, Fred Loshen, Mike Manheim, John Grohl, and Bill Frobose.

9. Motions:

Pat Mastrococi motioned to accept Scot Graf's resume for board member. Fred Loshen second it. All in favor

Pat Mastracovi motioned to have discretionary cards issued to residents upon their request at \$50 a card. Second by Mike Manheim. All in favor except John Grohl who abstained.

Chris Connelly motioned to have temporary pins for gate access for resident parties. Second by Bill Smart. All in favor.

Mike Manheim made a motion to waive the bid process for landscaping. Second by Pat Mastracovi. All in favor.

Bill Frobose motioned to accept the bid submitted by A. Markwalter Landscaping for a three year contract. Second by Chris Connelly. All in favor.

Bill Frobose motioned to have PMWFCA pre purchase 100 yards of anti skid, to be stored at D & S. Second by Ted Wetzel. Ted Wetzel to talk to D & S to make arrangements.

10. Comments from the Community:

There were fifteen residents in attendance who were discussing the gate card and gate access rules.

There were also concerns raised about school bus safety in the parking lot, overall community safety and concerns about the plowing of the roads. The BOD addressed each concern.

11. Adjournment

Pat Mastracovi motioned to adjourn. Second by Mike Manheim. All in favor. Meeting adjourned at 12:02 P.M.