

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

**BOARD OF DIRECTORS MONTHLY MEETING**  
**SUNDAY JUNE 8, 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 9:07 AM in the Pocono Mountain Water Forest Clubhouse.**

**2. Roll Call**

- Bill Frobose
- Fred Loshen
- Bill Smart
- John Grohl
- **Ted Wetzel**
- **Chris Connelly**
- **Pat Mastrocovi**
- **Scott Graf**
- **Mary Lou Corbett**
- **Michele Giblin**
- **Marc Wetzel**
- **Pat Lynch**

Absent were:

- Jane Opfer
- Bill McCarthy
- Mike Manheim

### **3. Approval of Minutes**

**Ted Wetzel called for approval of the minutes from May. Chris Connelly made the motion to approve the minutes. Second by Pat Mastrocovi. All in favor. Pat Lynch and Marc Wetzel abstained.**

### **4. Presidents Report**

**Ted Wetzel discussed Mrs Berry wanting to buy Lot 14. There was discussion on what price the lot should be sold for. Ted Wetzel will follow up with Mrs Berry. Ted will be sending a letter to Marshall Anders about the lakefront properties. Scot Graf discussed the need to start collecting the legal fees incurred. Ted to start the proceedings to collect the legal fees.**

### **5. Treasurers Report**

**Chris Connelly distributed the Treasurers Report for May to all Board Members present. Chris reviewed last years income and spending. Chris reallocated some budget areas to open monies for the Roads. There was lengthy discussion about the budget for the lifeguards. Fred Loshen discussed the need to have the electricity at the club house looked at. Ted to follow up with an electrician. There was discussion about the need to refurbish the front and back community signs, Marc Wetzel to supply a bid. Chris discussed the Wells Fargo account and the need for the purchases to be entered into Quick Books in a timely matter.**

**Collections- Chris Connelly gave the Collections Report. Chris to contact Dave Barsic for an update.**

**Motion to accept Treasurer's report make by Michele Giblin. Second by Mary Lou Corbett. All in favor.**

### **6. Committee Reports**

**A. Roads-Bill Frobose reported on Roads. Wayco started in Section 6 and will do Maple Ridge this week. Still need to do work on Water Forest**

Drive, Fern, Back entrance, Club house parking lot, Elmwood Drive needs extensive work, and Laurel Drive will need to be seal coated. Bill Frobose discussed the need for a culvert pipe in front of the club house to prevent icing issues.

**B. Maintenance-**There was discussion about the damaged mailbox at the Rt 739 entrance and whether the Water Forest or the Post Office is responsible for the cost of repairs. Maintenance to follow up.

**C. Building-**Ted reported the Plaxes' are ready to add the addition on their house and have all they need. Ted to contact Mr Adler about some building questions.

**D. Recreation-**Nothing to report. Mike Manheim not present.

**E. Security-**Pat Mastrocovi reported that the gate system will be tested this week. Bill Frobose asked about temporary gate codes. There was discussion about the gate hours of operation. Gates to be down 6am to 9pm seven days a week. Booked club house parties will be able to have a pin given to the home owner only. Temporary pins were discussed. Ted also discussed dogs on the common area. Section 8 of the ACR's addresses the rules about dogs.

## **7. Old Business:**

Mrs Burd's hardship application was reviewed and denied by the board. She will need to be on a payment plan for new dues and 10% or 7.5% plan for past dues.

## **8. New Business:**

**Fred Loshen presented a change in the terms of payment as suggested by a Quick Books representative. The current terms allow for too much time pass before action can be taken against to collect dues.**

**Bill Frobose discussed putting the 28% collection fee in the ACR's.**

**Bill Frobose mentioned the need for a project board.**

**9. Motions:**

**Fred Loshen made a motion to change the terms of the dues payments from 90 days to 30 days. Second by Scott Graf. All in favor.**

**10. Adjournment: John Groh motioned to adjourn. Second by Marc Wetzel. All in favor. Meeting adjourned at 10:45 A.M.**