

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

**BOARD OF DIRECTORS MONTHLY MEETING  
SUNDAY SEPTEMBER 21, 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**

- **Ted Wetzel**
- **Fred Loshen**
- **Chris Connelly**
- **Bill McCarthy**
- **John Grohl**
- **Scott Graf**
- **Pat Lynch**
- **Jane Opfer**
- **Bill Smart**

**Absent were:**

- **Mary Lou Corbett**
- **Michelle Giblin**
- **Mike Manheim**
- **Pat Mastrocovi**
- **Marc Wetzel**
- **Bill Frobose**

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

**Ted Wetzel called for approval of the minutes from July 2014. Scot Graf mentioned that the discussion on the \$24,000 for the lake shore lawsuit settlement was not listed in the minutes. Matter is in appeal. Scot then motioned for the minutes to be approved and John Grohl seconded. All in favor. Three members abstained.**

### **4. Presidents Report**

**Mrs. Berry's inquiry into purchasing lot # 14 - A price of \$10,000.00 was given to Mrs. Berry and Ted was awaiting a reply from her.**

**Drake Lawsuit – Ted met with Joseph Janc, the insurance company's attorney and visited the property in question. Photos of the property were taken by the attorney. The attorney filed the papers to answer the lawsuit and we are awaiting a response.**

**Electrical Issues in the Clubhouse – Ted received one response for bid requests. FTG will run two separate lines to the office and add two new outlets to isolate the office from the rest of the structure. A proposal of \$950.00 was given. Lights outside are a separate issue. Repairs to outside outlets were made. A proposal would also be needed to install smoke/carbon monoxide detectors in the clubhouse.**

### **5. Treasurers Report**

**Chris Connelly distributed the Treasurers Reports for July and August to all Board Members present. Chris reviewed last two months income and spending.**

**Myer & Myer – tax return was finished, Chris to meet with them to approve. Ted and David Daniel requested copies of the return.**

**Liens – putting a lien on properties not paying sunrise was discussed. Sunrise places a lien on accounts that have gone 90-120 days with out making a payment to them. It was decided that we should look into putting a lien on homes on behalf of the community and Jane Opfer provided the office with information on doing so.**

**Pat made a motion to accept, Fred seconded.**

## **6. Committee Reports**

**A. Roads-**Ted relayed Bill's report in his absence. Wayco was scheduled to return in two weeks to do culvert pipe and Maple Ridge Road.

**Snow Removal –** Doug mentioned that he was looking to change points in the contract and Ted was going to discuss that with him. Large Snow removal truck use needs to be addressed with Doug.

**B. Maintenance –** The broken mailbox off of route 739 was replaced. New street signs - have been mounted.

**Clubhouse Well-** A proposal was received for \$500.00. That would cover the cost of repair and treating the water.

**Pool furniture** was put away.

**C. Building-** The Property next to Ted's property has a foundation up now.

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

**E. Security-**Pat Mastrocovi was not present.

**Milford Police –** Fred was going to check with Milford Police to see about hiring an off duty Police Officer for security on a 90 day trail basis.

**Forced entry at the office –** incident was discussed.

## **7. Old Business:**

**Back Sign –** The one bid that was received from the landscapers was too high, new bids will be solicited.

**Clubhouse Rental –** It was mentioned to raise the price to rent the clubhouse from \$150.00 to \$200.00.

## **8. New Business:**

**Landscapers –** clearing the sides of the roads was discussed, Ted to call them.

**Gates –** reviewed the issues with the gates.

**Cameras – Proposal for camera updates was discussed. Outside lighting issue was discussed as well.**

**Pool – Leak and closing to be addressed with Bill Frobose.**

## **9. Motions:**

**Board Member Resignation – Fred Loshen made a motion to accept Michelle Giblin’s resignation from the board. Scot seconded it and the vote was unanimous to accept.**

**New Board Member – Fred made a motion to accept David Daniel’s resume to join the board. Pat seconded it and the vote was unanimous to accept.**

**Well – Motion made by Pat Lynch to accept the bid for \$500.00 to fix the well issues, seconded by Bill smart. All in favor.**

**Cameras Update – No motion was made. Pat Mastrocovi to email board the proposal first.**

**Clubhouse Rental Fee – Scot motioned that the rental fee be raised from \$150.00 to \$200.00. Seconded by Pat Lynch. Chris voted against the price increase and two members abstained. All others in favor.**

**Electrical Bid – Ted made the motion to accept the bid for \$950.00 to run a separate line to the office. Seconded by Jane, all in favor.**

**10. Adjournment: Fred motioned to adjourn. Second by Bill Smart. All in favor. Meeting adjourned at 11:07 A.M.**