

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY DECEMBER 20TH, 2015**

1. Call to Order:

Pat Mastrocovi, President called to order the regular meeting of the Board of Directors of the Pocono Mountain Water Forest Community Association at 9:05am in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call:

- **Fred Loshen**
- **David Daniel**
- **Marc Wetzel**
- **Bill Smart**
- **Pat Mastrocovi**
- **John Grohl**
- **Bill McCarthy**
- **Pat Lynch**
- **Jane Opfer**

Absent were:

- **Mike Manheim**
- **Antonino Como**
- **Mary Lou Corbett**
- **Bill Manheim**
- **Kim Alexander**

3. Approval of Minutes:

Pat Mastrocovi, Board President called for approval of the minutes from the November 2015 meeting. Pat Lynch made a motion for the minutes to be accepted and Jane Opfer seconded the motion. All were in favor.

4. President's report:

Pat Mastrocovi reported that there was nothing new to report at this time.

5. Treasurer's report:

David Daniel provided a report outlining the monthly income and expenditures.

Most of the people involved in the lake view assessments have had paid the assessment.

The number of collected past dues will be reviewed for the upcoming budget.

6. Committee reports:

- A. Roads – Pat Mastrocovi was getting proposals for roads for the upcoming spring/summer work.**
- B. Building – Marc Wetzel had nothing new to report at this time.**
- C. Maintenance – Bill McCarthy reported that there was nothing new to report.**
- D. Recreation – Mike Manheim was not present at the meeting. There would be no holiday party this year.**
- E. Aoca – Jane Opfer reported that the tick borne disease taskforce was talking about updating people. They would forward information to us to put on our website.**
- F. Security – Bill McCarthy reported that he had been working on getting supplies for the vehicle to assist with emergencies such as first aid kits.**
- G. Board Secretary – The community bylaws were reviewed to see if it was necessary to send two letters, including a registered letter to those who are behind on their dues payments. No where in the bylaws does it state that this is necessary. The registered letter will be eliminated beginning on the June 30th 2016 dues payment. A resident, Mr. Steven Vitale spoke to Fred Loshen and informed him that the gate came down too fast and struck his car. The matter was reviewed and it was determined that the gate operated properly and that Mr. Vitale did not move his vehicle quickly enough.**

Fred Loshen then brought up the proposal of hearing deals Sunrise could make with those in collections. The board discussed and said that more information was needed before a decision could be made.

7. Old Business

A) The possibility of getting a generator was again discussed.

8. New Business:

A) A letter from our attorney was drafted for those individuals that do not live within the community that had multiple citations.

B) The lack of community parties was discussed. Pat Mastrocovi stated that he would discuss it with the current head of Recreation Mike Manheim.

9. Motions:

A) Fred Loshen made a motion to accept the new policy of only sending one, non-registered letter to residents overdue on their dues. The motion was seconded by David Daniel. All were in favor.

10. Comments from the Community:

A) Mr. David McBride and daughter Cheyanne McBride came in and discussed the fines for the citations Cheyanne had received. A payment schedule was agreed upon.

11. Adjournment:

Pat Lynch made the motion to adjourn and Marc Wetzel seconded it. All were in favor. Meeting was adjourned 10:10am.