

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

**BOARD OF DIRECTORS MONTHLY MEETING  
SUNDAY MARCH 15<sup>TH</sup>, 2015**

**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 9:04am in the Pocono Mountain Water Forest Clubhouse.**

**2. Roll Call:**

- **Ted Wetzel**
- **Fred Loshen**
- **Pat Mastrocovi**
- **John Grohl**
- **Bill McCarthy**
- **Bill Smart**
- **Scot Graf**
- **Jane Opfer**
- **Mary Lou Corbett**
- **Pat Lynch (Arrived at 9:23am)**

**Absent were:**

- **Mike Manheim**
- **Marc Wetzel**
- **Chris Connelly**
- **David Daniel**

**3. Approval of Minutes:**

**Ted Wetzel, Board President called for approval of the minutes from the February 2015 meeting. John Grohl made a motion for the minutes to be accepted and Bill Smart seconded the motion. All were in favor except for Jane Opfer and Mary Lou Corbett who abstained.**

#### **4. President's report:**

**Ted Wetzel spoke with the community's attorney, there is no law against having a board member receive compensation, but the attorney agrees with what the board voted for, that no board member will be compensated or bid on community projects.**

**One of the residents involved in the lakefront lawsuit is looking to appeal the decision.**

**The deposition for the Drake lawsuit is scheduled for April 7<sup>th</sup>, 2015 in Milford.**

**Ted Wetzel then mentioned that the post cards for Board Members resumes for the annual meeting needed to go out. The newsletter was then discussed and reports were asked for from each committee head. The Budget meeting will be scheduled for next week so that the budget will be available for the newsletter.**

#### **5. Treasurer's report:**

**Chris Connelly was not present at the meeting to present a report.**

#### **6. Committee reports:**

- A. Roads – Pot holes were filled with temporarily fill until the paving company can come in and make more permanent repairs. Pat Mastrocovi and Scot Graf have meetings scheduled with a few paving companies to review the community's needs.**
- B. Building – Nothing new to report at this time.**
- C. Maintenance – Bill McCarthy reported that the Plumber has finished his work on the issues in the clubhouse. Ted Wetzel stated that a valve near the tank in the basement to test the water is needed. The outdoor shower needs repair as well. Painting of the club house was discussed by Bill McCarthy. The possibility of redoing some of the windows with more energy efficient models was brought up as well.**
- D. Recreation – Mike Manheim was not present to discuss.**

- E. Aoca – Jane Opfer stated that the state’s new fees on Dams were discussed at the meeting. Tick transmitted diseases were also discussed.**
- F. Security – Pat Mastrocovi reported that the courts have approved our appeal for the Police Department. Payments for the damages to the gates have been coming in. The issue of people following behind card holders was discussed. Access codes for the gates, which were visible on the clickers, have been disabled. New clickers were discussed; a price of \$ 1,195.00 was given to Fred Loshen by Northeastern Security.**
- G. Board Secretary – Fred Loshen reviewed the issue presented to the attorney regarding a resident Toma/Digennaro with the board.**

## **7. Old Business**

- A) Precision lawsuit was again discussed. Ted Wetzel stated that our attorney is looking into the matter for us.**

## **8. New Business:**

**A) Nancy Leavitt from Keller Williams real estate was here to make a presentation to the board on the properties owned by the community. Nancy presented her findings relating to the properties owned along with the prices she would recommend listing them at. Properties that have passed a perk test in the past are worth more and it was suggested that the community get a perk test for untested properties to find out if they can be sold at the higher price as well. Nancy stated that there is no charge to list the properties with her. The properties would be listed with Nancy for one year. Pat Mastrocovi made a motion to list the properties with Nancy and Pat Lynch seconded it. All were in favor.**

**B) Jane Opfer resigned from the grievance committee. Bill McCarthy was also removed from the committee due to his role in the new Police Force. John Grohl agreed to head the committee and we will need to get the required two residents to join him.**

**C) Bill Manheim’s resume was presented to fill the open position left by Bill Frobose’s departure. Pat Mastrocovi made a motion to accept the resume, Bill Smart seconded. All were in favor.**

**9. Motions:**

**A. Fred Loshen made a motion to replace the existing gate clickers for the quoted price of \$1,195.00. Pat Lynch seconded the motion. Sale prices of the clickers will be set at \$60.00. All were in favor.**

**10. Adjournment:**

**Pat Lynch motioned for the meeting to be adjourned; the motion was seconded by Pat Mastrocovi, all were in favor. Meeting was adjourned at 11:05am**