

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY JULY 19TH, 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 9:07am in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call:

- **Bill Manheim**
- **Fred Loshen**
- **Mary Lou Corbett**
- **Bill McCarthy**
- **Jane Opfer**
- **Bill Smart**
- **Pat Mastrocovi**
- **Antonino Como**
- **David Daniel**
- **John Grohl**
- **Mike Manheim**
- **Kim Alexander**

Absent were:

- **Marc Wetzel**
- **Scot Graf**
- **Pat lynch**

3. Approval of Minutes:

Pat Mastrocovi, Board President called for approval of the minutes from the July 2015 meeting. David Daniel made a motion for the minutes to be accepted and Bill Manheim seconded the motion. All were in favor except for Mike Manheim who abstained.

4. President's report:

Pat Mastrocovi reported that he had received a letter from Scot Graf stating that he was resigning from the board.

The lawsuit involving Doug Twaits of Lloyd's Landscaping was discussed. The hearing has been scheduled for August 5th, 2015. Attorney Marshal Anders will be representing the community in the case and asked for any Board members that were in attendance at the meeting in question (January 19th, 2014 BOD Meeting) to attend the hearing.

The Lake Front lawsuit has completed the appeal process and the court rejected the resident's suing the community's appeal. The residents involved in the suit will receive a bill for the legal fees associated with this case.

The new cameras in the interior and exterior of the clubhouse have been installed.

Sand was delivered and spread for the beach area.

The dock was straightened and the area on the side of the pump house has been filled in.

5. Treasurer's report:

David Daniel had prepared a report outlining the monthly income and expenditures for June 2015 were broken down. Myer and Myer will be beginning the audit process for taxes this month.

6. Committee reports:

- A. Roads – Pat Mastrocovi gave the roads report. A proposal for chip sealing several of the community roads was provided to the board. Pending approval the chip sealing can begin late July – Early August.**
- B. Building – Nothing new to report at this time.**

- C. Maintenance – One side of the back fence was replaced, hand ball court wall is scheduled to be done. Signs were scheduled to be put up at section six.**
- D. Recreation – Mike Manheim asked if there was interest in having a summer party at the clubhouse. Mike then brought up the issue of renting the clubhouse during the summer months. No decision was reached.**
- E. Aoca – Jane Opfer was unable to make it to the meeting. Nothing new to report.**
- F. Security – Bill McCarthy reported that a total of 50 citations had been written since the program began in April, 26 of those citations had fines attached to them.**
- G. Board Secretary – The possibility of having the community’s attorney pursue the legal aspect of collections was discussed.**

7. Old Business

A) Lloyd’s Landscaping – the hearing has been scheduled for August 5th, 2015 at 11:00am. Our attorney will be there to represent the community.

B) Community signs – the state of the existing community signs was discussed and it was decided that bids would be sought from sign companies.

8. New Business:

A) Strand Pools – a proposal was received for a new winter pool cover and a proposal to close the pool at the end of the season.

B) Tree removal for a resident – A resident had an issue relating to a tree hanging over his property. He is requesting that the community pay to have the tree removed. Mr. Lanc the resident in question was in attendance at the meeting and presented his case. It was decided to postpone a decision at this time.

C) The proposal for the tennis court repair was brought up for the board to review.

9. Motions:

A) A motion was made by David Daniel to accept Scot Graf's resignation from the board. The motion was seconded by Mike Manheim. All were in favor.

B) A motion was made by David Daniel to accept the proposal for the roads plan including the chip sealing work to be done. The motion was seconded by Antonino Como. All were in favor.

C) A motion was made by Antonino Como to accept the proposal for the pool winter cover. The motion was seconded by Mike Manheim. All were in favor to accept.

D) A motion to accept proposal to fix the tennis court and basketball court was made by Bill Manheim. The motion was seconded by David Daniel. All were in favor.

E) A motion to get two body cameras for the police officers was made by Bill McCarthy. The motion was seconded by David Daniel. All were in favor except for John Grohl who abstained.

F) A motion was made to add hours to the Police Officer's schedules bringing them up to forty hours during the summer was made by Mike Manheim providing that the hours are the hours needed by the community. The motion was seconded by David Daniel. All were in favor.

10. Comments from the Community:

A) A resident has requested that a bench be added to the area overlooking the dam. Mike Manheim said he would look into the request.

11. Adjournment:

Pat Mastrocovi called for the motion for the meeting to be adjourned; Mike Manheim made the motion, all were in favor. Meeting was adjourned at 10:37am.