

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY AUGUST 16TH, 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 9:06am in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call:

- **Fred Loshen**
- **Mary Lou Corbett**
- **Marc Wetzel**
- **Jane Opfer**
- **Bill Smart**
- **Pat Mastrocovi**
- **David Daniel**
- **John Grohl**
- **Pat Lynch**
- **Kim Alexander**
- **Antonino Como**

Absent were:

- **Bill McCarthy**
- **Mike Manheim**
- **Bill Manheim**

3. Approval of Minutes:

Pat Mastrocovi, Board President called for approval of the minutes from the July 2015 meeting. David Daniel mentioned that the verbiage on the treasures report for the previous meeting needed to be changed relating to what Myer and Myer are doing for Tax preparations. The update was made. Bill Smart made a motion for the minutes to be

accepted and Antonino Como seconded the motion. All were in favor except for Pat Lynch and Marc Wetzel who abstained.

4. President's report:

The court date regarding Lloyd's Landscaping was on 8/12/15. We are currently awaiting the Judge's decision. Pat Lynch, Bill McCarty, Pat Mastrocovi, Mike Manheim and Fred Loshen were in attendance.

Work is proceeding on the tennis courts and basketball courts.

5. Treasurer's report:

David Daniel had prepared a report outlining the monthly income and expenditures for July 2015 were broken down. Unplanned expenses such as the pool cover and unexpected income such as the lake view lawsuit were discussed. A breakdown of spending and income for this fiscal year so far to date was reviewed.

Jane Opfer asked for a review of last year's budget to see how close expenditures were what to what was budgeted.

Myer and Myer are looking over our records in QuickBooks. A meeting will be scheduled for Scot Myer to come in a review these items. Kim Alexander will be taking David's place in the meeting.

Pat Lynch made a motion to accept the treasures report. The motion was seconded by Bill Smart. All were in favor.

6. Committee reports:

- A. Roads – Pat Mastrocovi gave the roads report. All major work has been done. Pot hole maintenance will still be done. Pat will have a meeting with Morris asphalt to get prices for the rest of the community roads to be chipped sealed. Some roads will require asphalt as well.**
- B. Building – Nothing new to report at this time.**
- C. Maintenance – Bill McCarthy was not present. Back fences were put in. Hand ball court was painted.**

- D. Recreation – Mike Manheim was not present. There will be no summer party this year.**
- E. Aoca – Jane Opfer stated that rentals were discussed at the meeting. Some communities have had a problem where houses were being rented for weekends or operating like a bed and breakfast which is not permitted in the community. The application for gypsy moth spraying was discussed and will be sent in. The issue with the dam was brought up, the debate is still ongoing.**
- F. Security – Bill McCarthy was not present to make a report. David mentioned that we are petitioning the courts for two of our officers Matt Toso and Anthony Vitale to be instated as Police Officers here in the community. The AORI number required by the state was discussed.**
- G. Board Secretary – Fred Loshen had nothing new to report at this time.**

7. Old Business

- A) Lloyd’s Landscaping – had been discussed earlier in the meeting.**
- B) Precision Lawsuit – Pat Mastrocovi would follow up on this matter.**
- C) Pool Cover – A new pool cover has been purchased. Strand will be scheduled to come in at the end of the season to close the pool.**
- D) Tree on the Lanc Property – The board agreed that they could not remove the tree for Mr. Lanc as a preventative measure. A letter would be sent to him letting him know the board’s decision.**

8. New Business:

- A). Gypsy Moth Spraying – We will apply to see if we qualify to be a part of the program. The application and fee of \$75.00 will be sent in.**

9. Motions:

A) A motion was made by Mary Lou Corbett to approve the Seventy-five dollar application fee for gypsy moth spraying. David Daniel seconded the motion. All were in favor.

B) A motion was made to continue the Police department passed the ninety day trial period was made by David Daniel. All were in favor.

C) A motion was made by Pat Mastrocovi to send Mr. Lanc a letter informing him that the trees were not going to be taken down at community expense. All were in favor to accept.

10. Comments from the Community:

A) Jane Opfer asked if the ACR's can be posted on the web site. The matter of updating the ACR's was discussed and a committee to review them was formed. John Grohl, Marc Wetzel and David Daniel volunteered. Posting of the ACR's would wait until the committee reviewed them.

11. Adjournment:

Pat Mastrocovi made the motion and Pat Lynch seconded it, all were in favor. Meeting was adjourned at 10:25am.