

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY JANUARY 17TH, 2016**

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 9:02am in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call:

- **Mike Manheim**
- **David Daniel**
- **Marc Wetzel**
- **Pat Mastrocovi**
- **John Grohl**
- **Bill McCarthy**
- **Pat Lynch**
- **Jane Opfer**
- **Kim Alexander**
- **Mary Lou Corbett**
- **Bill Smart**

Absent were:

- **Fred Loshen**
- **Antonino Como**
- **Bill Manheim**

3. Approval of Minutes:

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

4. President's report:

Pat Mastrocovi reported that Lloyd's Landscaping is suing the community for breach of contract. The matter has been turned over to the community's attorney.

Pat Mastrocovi informed the board that the DEP has informed the community that the Emergency Action Plan for the dam needs to be updated. The engineering firm used for the original EAP will be contacted.

Pat Mastrocovi informed the board that due to personal issues Antonio Como will be leaving the board effective immediately.

Pat Mastrocovi then informed the board of an incident at the gate where the gate appeared to malfunction by coming down too quickly and struck a resident's vehicle. Northeastern Security will be called in to check the system and an estimate for the vehicle damage will be obtained from the resident.

5. Treasurer's report:

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

David Daniel will contact the accountants to review the status of the taxes.

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 stated that he was stepping down from the recreation committee and taking his place would be Kim Alexander.**
- E. AOCA – Jane Opfer reported that there was no meeting this month.**

- F. Security – Bill McCarthy reported that he had been working upgrading equipment.**
- G. Board Secretary – Fred Loshen was not in attendance at the meeting.**

7. Old Business

- A) The lawsuit against Precision Landscaping is still pending.**
- B) The lake view lawsuit was discussed and at this time nine out of the ten residents involved have paid.**

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.**

9. Motions:

A) Mike Manheim made a motion that the community would review the estimate to see about reimbursing the resident who's vehicle was damaged by the gate. Marc Wetzel seconded the motion. All were in favor except for Kim Alexander who abstained.

B) David Daniel made a motion to see about closing the Wells Fargo account that the community uses for a credit/debit card on the contingency of getting a credit/debit card from the Dime bank where the main account is held. Mary Lou Corbett seconded the motion. All were in favor.

C) Mike Manheim made a motion to accept Antonino Como's resignation from the board. Bill Smart seconded the motion. All were in favor.

10. Comments from the Community:

- A) There were no comments from the community.**

11. Adjournment:

Mike Manheim made the motion to adjourn and Bill McCarthy seconded it. All were in favor. Meeting was adjourned 10:11am.