

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

**BOARD OF DIRECTORS MONTHLY MEETING  
SUNDAY OCTOBER 16TH, 2016**

**1. Call to Order:**

**Pat Mastrocovi, President of the board called to order the regular meeting of the Board of Directors of the Pocono Mountain Water Forest Community Association at 9:15AM in the Pocono Mountain Water Forest Clubhouse.**

**2. Roll Call:**

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

**Absent were:**

- **Bill Smart**
- **Pat Lynch**

**3. Approval of Minutes:**

**Pat Mastrocovi, Board President called for approval of the minutes from the September 2016 monthly meeting. Bill Manheim made a motion for the minutes to be accepted and Jane Opfer seconded the motion. David Daniel abstained.**

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

**Pat Mastrocovi reported that Precision Lawsuit is still ongoing. The court has ruled in the community's favor, but we are still awaiting payment.**

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

**Kim Alexander reviewed the month of September's income.**

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

- A. Roads – Pat Mastrocovi reported that Wayco is scheduled to meet with him to go over prices and take measurements. A three year plan for Water Forest Drive is currently being reviewed.**
- B. Building – Marc Wetzel reported that the new construction home in section six is progressing.**
- C. Maintenance – Bill McCarthy reported that there was no new activity, just usual seasonal work.**
- D. Recreation – Kim Alexander reported that there would be a community Trunker Treat on Halloween in the clubhouse parking lot for the children.**
- E. Aoca – Jane Opfer reported that the Department of Revenue is conducting an audit of another local community. A confidentiality clause was discussed for Board Members during Board meetings. Section eight housing for short term sales on houses has been discussed. Abandoned boats on the lakes were discussed.**
- F. Security – Bill McCarthy reported that we have been working with an Investigator in the PA State Police who has been of assistance to the community.**
- G. Board Secretary – Fred Loshen reported that he is moving out of the community and this would be his last board meeting as a board member.**

#### **7. Old Business**

- A) David Daniel reported that the work with the accountant was still ongoing and that he was turning it over to Kim Alexander.**

**B) Bill Manheim brought up the fact that we can not enforce any amendments to the ACR's that relate to people's property. The Deed Restrictions are the only rules that can be enforced regarding private property. The ACR's are only to be enforced on community owned property.**

#### **8. New Business:**

**A) Bill Manheim stated that political signs should be exempt from the ban on signs as they are not advertisements. Mike Manheim will contact Marshall Anders' office regarding the legality of the signs.**

**B) David Daniel requested to listen to the recording of the meeting on September 18<sup>th</sup>, 2016. The question would be presented to Marshall Anders for his legal opinion.**

#### **9. Motions:**

**A) Mike Manheim made a motion that no further letters would be sent out regarding political signs posted on people's property until Marshall Anders could be consulted. Marc Wetzel seconded the motion. All were in favor except Bill McCarthy who abstained.**

**B). Bill Manheim made a motion that the ACR's stop being sited in letters to residents. Mike Manheim seconded the motion. Kim Alexander, Fred Loshen, John Grohl, Marc Wetzel, Pat Mastrocovi and David Daniel were in favor. Bill McCarthy, Jane Opfer and Mary Lou Corbett were opposed, the motion carried.**

#### **10. Comments from the Community:**

**A) There were no community members present.**

#### **11. Adjournment:**

**Bill Manheim made the motion to adjourn and Marc Wetzel seconded it, all were in favor. Meeting was adjourned at 9:55AM.**