

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY MAY 15TH, 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 9:00am in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call:

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

Absent were:

- **Jane Opfer**

3. Approval of Minutes:

Pat Mastrocovi, Board President called for approval of the minutes from the April 2016 meeting. Bill Manheim made a motion for the minutes to be accepted and Kim Alexander seconded the motion. All were in favor except for Pat Mastrocovi, Pat Lynch and David Daniel who abstained.

4. President's report:

Pat Mastrocovi reported that there is a turning lane being proposed on Route 739 to accommodate the increase in traffic expected with the new shopping center that will be beginning construction in the coming months. The pool was on schedule for its opening on June 25th, 2016. Road work is ongoing with pot hole repair expected to be completed soon and road repair in section six to begin in the next few weeks.

5. Treasurer's report:

David Daniel the Board Treasurer reported that the work being done by Myer and Myer has been completed and a report of their findings was turned in. David reviewed the pricing Myers charged us for the services provided and found them to be in line with prices charged by accountants. Reconciliation process in quick books will be reviewed by David. Payroll taxes will also be reviewed. Creating a manual on how the office is run, how things are entered in quick books was recommended by Myers. A change to the format of the treasures report was discussed. Tax return for 2014 has been filed and the next tax return (2015) will be filed by September 30th, 2016. David then reviewed the financial reports, our income for the year was slightly higher than expected, but operating costs rose as well. Roads budget was reported as over budget, however the repairs done in April this year are to go under the 2016/2017 budget not the 2015/2016 budget. The overture in the Security budget was then discussed and it was revealed that the gates were listed under security when they were supposed to have their own line item. Bill Manheim made a motion to accept the treasures report and Mike Manheim seconded the motion, all were in favor.

6. Committee reports:

- A. Roads – Pat Mastrocovi discussed roads in the president's report.**
- B. Building – Marc Wetzel had nothing to report.**
- C. Maintenance – Bill McCarthy reported that work to prepare the community for summer is continuing.**
- D. Recreation – Kim Alexander reported that the community yard sale was scheduled for May 21st, 2016. Residents were notified and anyone wishing to participate was instructed to coordinate with the office.**

- E. Aoca – Jane Opfer was not present at the meeting.**
- F. Security – Bill McCarthy had nothing new to report at this time.**
- G. Board Secretary – Fred Loshen discussed the proposal from SOS Heating to switch to their propane service.**

7. Old Business

- A) There was no old business to discuss.**

8. New Business:

- A) Fred Loshen spoke on behalf of a resident, Mr. Wheeler who is having an ongoing problem with his neighbors the McBride's. The McBride's dogs are often out late at night barking and the general untidy state of the McBride's property. This matter was forwarded to John Grohl and the grievance committee to address.**

9. Motions:

- A) Kim Alexander made a motion to open the gates for the day of the community yard sale. Mike Manheim seconded the motion, all were in favor.**
- B) Fred Loshen made a motion to accept the propane proposal from SOS Heating. Mike Manheim seconded the motion, all were in favor.**
- C) Fred Loshen made a motion that any resident that does not pay any outstanding fines after the period of time given to request a grievance or after the period where the grievance committee has made a ruling be considered a residence not in good standing even if their community dues have been paid. Bill McCarthy seconded the motion, all were in favor.**

10. Comments from the Community:

- A) None at this time.**

11. Adjournment:

Mike Manheim made the motion to adjourn and Pat Lynch seconded it. All were in favor. Meeting was adjourned at 10:06am.