

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

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

2. Roll Call:

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

Absent were:

- **Bill Smart**
- **Mike Manheim**
- **Bill Manheim**

3. Approval of Minutes:

Pat Mastrocovi, Board President called for approval of the minutes from the May 2016 organizational meeting. Pat Lynch made a motion for the minutes to be accepted and Fred Loshen seconded the motion. All were in favor except for Marc Wetzel who abstained.

Pat Mastrocovi, Board President called for approval of the minutes from the May 2016 monthly meeting. David Daniel made a motion for the minutes to be accepted and Pat Lynch seconded the motion. All were in favor.

Pat Mastrocovi, Board President called for approval of the minutes from the June 2016 monthly 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 there we are currently waiting for the new Emergency Action Plan for the dam. Once we receive the updated plan it will be submitted to our insurance agency. Also a follow up email has been sent to Marshall Anders relating to our outstanding cases. A reply has not yet been received.

5. Treasurer's report:

David Daniel the Board Treasurer reported that he is working to find the community a new accountant. The community's monthly income and expenditures were also reviewed. The year to date pool/lake expenditures were then reviewed. Gate expenses were removed from the Security budget and given its own line item expense. The credit card company has been contacted to provide us with monthly bills for reconciliation purposes.

6. Committee reports:

- A. Roads – Pat Mastrocovi reported that the road work in section six has been completed. Pot hole repair in sections one through five have been done, but a second round of pot hole repair will need to be done before the winter.**
- B. Building – Marc Wetzel report that a new home is going to be built in section 6, lot 3. We are still awaiting the complete plans.**
- C. Maintenance – The possibility of installing a new bulletin board at the 739 entrance was discussed.**
- D. Recreation – Kim Alexander reported that the community Bar-B-que was scheduled for Sunday 8/28/16.**

- E. Aoca – Jane Opfer was not present at the monthly Aoca meeting.**
- F. Security – Bill McCarthy reported that a police/fire scanner was installed in the police car.**
- G. Board Secretary – Fred Loshen presented a request from a resident that is in collections to make a deal on what they owed. The deal was not in the best interest of the community and the fact that deals were not permitted in the past was discussed. At this time there will be no deals with those in collections. The issue of marrying lots was again brought up. It was confirmed that they can marry the lots through the township, but the community still requires dues payments on each individual lots.**

7. Old Business

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

8. New Business:

- A) Bosch construction contacted Pat Mastrocovi about the snow plow contract. He has submitted a bid for \$3,000.00 less than last years price. They would be going from \$39,000.00 to \$36,000.00 for a one year contract.**
- B). John Grohl was going to look in to getting quotes for the repair/update of the sign at the Log Tavern entrance.**

9. Motions:

- A) No motions were made at this time.**

10. Comments from the Community:

- A) A new landscaping company named Lawn Dogs came in and made a presentation. It was explained that we currently have a landscaping company at this time, but they are welcome to enter a bid when the contract is up.**

11. Adjournment:

Fred Loshen made the motion to adjourn and Marc Wetzel seconded it. All were in favor. Meeting was adjourned at 10:43am.