

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY AUGUST 21ST, 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 9:05am in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call:

- **Fred Loshen**
- **Kim Alexander**
- **Marc Wetzel**
- **David Daniel**
- **Bill McCarthy**
- **Bill Smart**
- **Pat Mastrocovi**
- **Jane Opfer**

Absent were:

- **Mary Lou Corbett**
- **Mike Manheim**
- **Bill Manheim**
- **Pat Lynch**
- **John Grohl**

3. Approval of Minutes:

Pat Mastrocovi, Board President called for approval of the minutes from the July 2016 monthly meeting. Bill Smart made a motion for the minutes to be accepted and David Daniel seconded the motion.

4. President's report:

Pat Mastrocovi reported that the well cover outside of the clubhouse had been struck on Saturday 8/20/16 by a resident's guest. Henderson Well and Pump will be out today (Sunday 8/21/16) to repair it. The updated Emergency Action Plan for the dam has been completed and the cost came in under budget. The Snow Plowing contract from Bosch Construction has been approved. We are waiting on a signed copy. A meeting with the DEP was scheduled for Wednesday 8/24/16. Pat Mastrocovi and Brian McCarthy will be present.

5. Treasurer's report:

David Daniel the Board Treasurer discussed the amount budgeted for Insurance in the 2016/2017 budget. The amount was lower than what was budgeted last year. The proposed budget did not account for one of the additional policies and will be over budget by four thousand dollars. The bookkeeping project is ongoing. David will speak to the credit card company for a more detailed breakdown to make reconciliations easier. David then presented three proposals from accountants to do the 2015 taxes and financial statements. A motion would have to be made to accept the lowest of the three bids to do this years taxes and financials by the deadline of September 15th, 2016. A search was proposed to find a new accountant for next year.

6. Committee reports:

- A. Roads – Pat Mastrocovi reported that there was nothing new to report at this time.**
- B. Building – Marc Wetzel had nothing new to report.**
- C. Maintenance – Bill McCarthy reported that there was no new activity, just usual seasonal work.**
- D. Recreation – Kim Alexander reported that the community Bar-B-que was scheduled for today (8/21/16) at noon.**
- E. Aoca – Jane Opfer reported that Rosemary Brown spoke at the last meeting. There is discussion of having communities joining together in a bond for Dam issues. A bill was presented for changing the deed covenants. A fee would be charged for any changes. Also discussed was a change proposed for houses that**

are foreclosed on to have to pay twelve months worth of back dues instead of the current six months.

- F. Security – Bill McCarthy reported that there was no new activity to report at this time.
- G. Board Secretary – Fred Loshen reported that we have received complaints of people driving around the gates by driving through the open area near the gates and driving on to the property of the person living next to the community on Log Tavern Road. The owner of the property has put up a fence, but a more permanent solution such as the rock barrier being extended was discussed.

7. Old Business

A) The lawsuits for the community are ongoing. No update at this time.

8. New Business:

A) There was no new business at this time.

9. Motions:

A) David Daniel made a motion to accept the lowest Accountant's bid of \$4,800.00 to complete the 2015 taxes and financial report. Jane Opfer seconded the motion, all were in favor.

10. Comments from the Community:

A) There were no community members present.

11. Adjournment:

Bill Smart made the motion to adjourn and Bill McCarthy seconded it, all were in favor. Meeting was adjourned at 10:13am.