

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

**BOARD OF DIRECTORS
ANNUAL MEMBERSHIP & ANNUAL ORGANIZATIONAL
MEETING
SUNDAY MAY 15TH, 2016**

ANNUAL MEMBERSHIP MEETING

1. Call to Order:

Patrick Mastrocovi, President of the BOD called to order the annual organizational meeting of the Board of Directors of the Pocono Mountain Water Forest Community Association at 1:00pm in the Pocono Mountain Water Forest Clubhouse.

2. BOARD MEMBERS IN ATTENDANCE:

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

As of 1:00pm there were not enough residents for there to be a quorum. Of the forty-three required members in good standing there were only thirty-three present. At this time the hour waiting time required in the by-laws was begun.

All of the candidates running for re-election to the Board introduced themselves beginning with Patrick Mastrocovi. John Grohl, Fred Loshen and Kim Alexander then followed.

Questions and comments from the community would be taken while waiting to see if a quorum was achieved.

A resident had a question about why the notifications pertaining to open positions on the board was not sent out. He was informed that a post card was sent out before the newsletter was printed asking for resumes from anyone interested in running for the board. No resumes were received.

A resident then asked about the newsletter and why it was shipped out in the format that it was. Fred Loshen informed the resident that the company that provided the newsletter was incapable of sending them out by the community's required deadline and the newsletter that was printed out and sent was created, printed and mailed out by himself and the office to ensure that the deadline was met.

Patrick Mastrocovi then spoke about the updates that were made to the tennis courts and basketball courts. The parking area in front of the basketball courts was redone. The parking area at the end of the community where the late school bus drops off children off of Log Tavern Road was repaired. Tree cutbacks were also done during the summer months.

Another resident asked about having the pot holes that have been filled sealed. Patrick Mastrocovi reported that the company responsible was already working on that issue.

Another resident asked about Gypsy Moth spraying. Jane Opfer informed the resident that the appropriate forms were filled out with the state, but the state had to wait until their budget was passed to see if they had the money to do so. Then the state had to send out an investigator to see if there were a certain amount of Gypsy Moth Larva per acre to see if the community qualified for spraying.

Another resident asked fore a review of the financial report. Treasurer David Daniel reviewed some of the larger expenditures like the pool cover and the repairs to the tennis courts. Cost of road repair was then discussed.

A resident asked about the possibility of grants to help pay for the roads. Grants had been looked into, but at this time none that specifically pertained to community's such as ours were found.

A resident then asked about the collection process. It was explained by Fred Loshen that when an account was sent to collections a 28% collection fee was added to the account. If the collection company has to take legal action against the resident then the collection fee increases to 40%.

A resident asked about the gates and if we were collecting on damages done to them. David Daniel explained that all offenders are reported to the State Police and prosecuted. Reimbursement for damages is then set up.

A resident then brought up the issue of posting for sale signs on their property. The board would review the issue.

At 2:00pm there were still only thirty-nine residents, four short of the needed forty-three for the quorum. As per the by-laws the lack of a quorum resulted in the General Meeting being called. The board of directors would then vote for those running for the board during the organizational meeting immediately following the General Meeting.

ANNUAL ORGANIZATIONAL MEETING

At 2:36pm the Board of Directions cast their votes relating to the four members of the board running for reelection to the board.

Patrick Mastrocovi received 12 votes for reelection and none against gaining reelection to the board.

Fred Loshen received 12 votes for reelection and none against gaining reelection to the board.

Kim Alexander received 12 votes for reelection and none against gaining reelection to the board.

John Grohl received 12 votes for reelection and none against gaining reelection to the board.

Patrick Mastrocovi then began the election of the board officers. For President Mike Manheim nominated Pat Mastrocovi. The nominee was seconded by Fred Loshen. No other candidates were nominated and all were in favor. Board Secretary Fred Loshen accepted the vote.

Patrick Mastrocovi nominated Mike Manheim for the position of Vice-President. The nomination was seconded by Fred Loshen. No other candidates were nominated and all were in favor. Board Secretary Fred Loshen accepted the vote.

For the position of Treasurer David Daniel was nominated by Mike Manheim and seconded by Pat Lynch. Mary Lou Corbett nominated Kim Alexander, but Kim declined the nomination. All were in favor of David Daniel and Board Secretary Fred Loshen accepted the vote.

For the position of Board Secretary Fred Loshen was nominated by Pat Lynch and the nomination was seconded by Mike Manheim. No other candidates were nominated. President Pat Mastrocovi accepted the vote.

A motion was then made by Pat Lynch to approve the proposed twenty-five dollar increase in dues for the 2016/2017 budget year. The motion was seconded by Marc Wetzel. All were in favor.

A motion to adjourn the organizational meeting was made by Jane Opfer and seconded by Bill McCarthy. All were in favor. The meeting adjourned at 2:44pm.