

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

**BOARD OF DIRECTORS ANNUAL MEETING
SUNDAY MAY 20TH, 2018**

1. Call to Order:

Patrick Mastrocovi, President of the BOD called to order the Monthly Board of Directors meeting of the Pocono Mountain Water Forest Community Association at 9:04am in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call:

- **Patrick Mastrocovi**
- **John Grohl**
- **Bill McCarthy**
- **Bill Smart**
- **Mike Manheim**
- **Marc Wetzel**
- **Matt Schwenger**
- **Kim Alexander**
- **Padraig Lynch**

Absent were:

- **Jane Opfer**
- **Bill Manheim**

3. Approval of Minutes:

Patrick Mastrocovi, Board President called for approval of the minutes from the April 2018 meeting minutes. John Grohl made a motion to approve the minutes. Bill McCarthy seconded the motion. All were in favor, except for Mike Manheim who abstained.

4. President's report:

Pat Mastrocovi informed the board that the contract for the landscapers, A Mark Walter landscaping has been updated with a few items we wished to have added. The revised contract will be for an addition \$80.00 a month for the seven months of payments we make a season.

5. Treasurer's report:

Board Treasurer Kim Alexander reviewed the community's monthly income and expenditures. The new fiscal year starts June 1st, 2018.

Last year we had \$375,975.00 dollars outlined for our yearly budget. So far year to date our spending is tracking to be around \$345,795.45 which leaves us with a remaining \$30,179.55.

6. Committee reports:

- A. Roads – Pat Mastrocovi reported that the paving on Water Forest Drive has been completed. Measurements for chip sealing have been taken. The trees that are on people's property from the storm and those that are near the roadways was discussed.**
- B. Building – Marc Wetzel reviewed a set of plans that had been submitted for an addition to be added to an existing home in the community. The permits from the township were already received.**
- C. Maintenance – Bill McCarthy reported that the branches from the trees that came down around the baseball field were cut up and removed. The men's and ladies rooms were painted. Cement slabs were created for the poles for the gate arms.**
- D. Recreation – Kim Alexander reported that the Community garage sale is scheduled on June 2nd 2018. Preparations for the annual meeting have been made.**
- E. AOCA – Jane Opfer was not present.**
- F. Security – The new Police car is in operation, Anthony has been conducting patrols.**

7. Old Business

A) The community's attorney reviewed the proposal to cancel the mail service to members overdue on their dues and approved it. Pat Mastrocovi and John Grohl spoke to the Postmaster in Milford about this issue and are waiting to hear back from him.

8. New Business:

A) On 4/27/18 Patrick Mastrocovi, Padraig Lynch and Brian McCarthy went to a hearing for Sunrise Credit against a resident that had been sent for lack of dues payment. The lawyer provided for Sunrise was interested in making a settlement and not trying the case. She gave us several reasons why she was unable to try the case, reasons our community lawyer refuted later when we consulted with him. Going forward Brian McCarthy will be working on filing liens against delinquent property owners.

9. Motions:

A) Padraig Lynch made a motion that the \$30,179.55 obtained from being under budget for the 2017/2018 budget year be allocated as such: \$5,000.00 will be used to update the mailboxes and the mailbox area in section six. The remaining amount would be allocated for the roof, doors and parking lot at the clubhouse. Any remaining funds will be allocated to road repair. All were in favor.

10. Comments from the Community:

A) None of the residents present had any comments.

11. Adjournment:

Padraig Lynch made the motion to adjourn, Matt Schwenger seconded the motion. All were in favor. Meeting was adjourned at 10:42 am.