

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

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

ANNUAL MEMBERSHIP MEETING

1. Call to Order:

Patrick Mastrocovi, President of the BOD called to order the annual General Membership meeting of the Pocono Mountain Water Forest Community Association at 1:00am in the Pocono Mountain Water Forest Clubhouse.

2. Board Members In Attendance:

- **Bill Manheim**
- **Marc Wetzel**
- **Bill McCarthy**
- **Bill Smart**
- **Kim Alexander**
- **Mike Manheim**
- **John Grohl**
- **Pat Mastrocovi**
- **Pat Lynch**
- **Matt Schwenzer**

Absent were:

- **Jane Opfer**

3. Determination of a Quorum:

As of 1:00pm there were forty members in good standing present, which represents a quorum.

4. Introduction of the Candidates:

Current board members seeking reelection:

- A. Bill McCarthy**
- B. Jane Opfer**

New members seeking election to the board:

- A. Peter Black**
- B. Debra Mead**
- C. Benjamin Myron**

5. Review of the 2017-2018 Fiscal year:

Board Treasurer Kim Alexander reviewed the community's yearly income and expenditures. Last year we had \$375,975.00 dollars outlined for our yearly budget. Over all we were able to stick to our budget. While a few line items were under budgeted and as a result went over our estimations we managed to remain under the total projected number of \$375,975.00. So far year to date our spending is tracking to be around \$345,795.45 which leaves us with a remaining \$30,179.55 to complete the month of May and use in a few year end projects. Any remaining funds will be moved to reserves or added to funds earmarked for projects such as roads.

Over all this year we took in a combined total of \$374,578.34 which is higher than we had projected. This was due to taking in higher than expected numbers in both back and current dues. Also an influx of resale packet's and Capitol Improvement Fee's from a fairly large turnaround in home sales within the community.

One area in particular that has improved this year and that is relating to the number of properties actively in collections for not paying their dues. This number has gone down to 16% from approximately 23%. A lot of this is because of the foreclosure situation. Many of those residents who owed a substantial amount have been foreclosed on and now new people have purchased the properties and are taking care of the financial responsibilities for them.

The new Community Police car was discussed; the total expense was \$34,500.00. This money was paid for out of the capitol reserve fund.

6. President's Report:

Board President Patrick Mastrocovi discussed the purchase of the community's new Police car. He then mentioned the upturn in collections of dues.

7. Committee reports:

- A. Roads – Pat Mastrocovi reported that the paving on the main road has been done. The roads paved last season will be getting chip coating. A round of Pothole repair has been completed this season. The proposed work on updating the mailboxes and the area around the mailboxes in section six was discussed.**

- B. Maintenance – A delivery of sand was delivered and spread out on the beach.
The back deck was painted.
The lines at the stop signs and speed bumps were repainted.
The carpet in the clubhouse was professionally cleaned.
The dock in the lake was repaired.
The office was updated, the ceiling was fixed, the wiring was cleaned up, the office was painted and a new floor was put down.
The gutters along the entire clubhouse repaired.
The windows on the back wall of the clubhouse were closed over and made to blend in both inside and outside.
We have hung several bat houses in the area in an attempt to keep the bats from nesting under the shingles of the clubhouse.
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.**

- C. Recreation – Kim Alexander reported that this year we had a Community Bar-b-que and a holiday party. The Community garage sale was scheduled for June 2nd 2018.**

- D. AOCA – Jane Opfer was not present at this meeting, but an overview of the AOCA was mentioned.**

E. Security – The old Police vehicle was no longer operational so a new Police vehicle was purchased.

The new Police car is in service and The Community Police Officer has been on Patrol.

This year one of our Officers resigned, Officer Vitale stepped up and took the extra shifts to maintain coverage.

A total of 58 citations were issued from June 1st last year to date. The old Police vehicle was no longer operational so a new Police vehicle was purchased.

This year we received two complaints about older men stopping to ask younger girls if they wanted a ride home. Anthony investigated the matter and found one of the individuals. This case was a misunderstanding and parties involved were satisfied with the outcome.

Due to complaints about cars moving while the school bus is present Anthony has been varying his shifts when possible to be present when the busses are loading and unloading. The board has decided that the parking lot will be changed to a one way road with one entrance and one exit for next year's school year to help alleviate this issue.

G. Board Secretary - This year working with Pat Mastrocovi and our Insurance agents we were able to help save the community over \$8,700.00.

Working with Kim Alexander we switched to a new payroll service and saved the community over a \$1,000.00

We switched our phones over to a new service and saved \$2,000.00 a year.

The amount of residents in collections is down from 18% last year to 16% this year.

We had estimated that we would collect \$7,486.00 in back dues, but we were able to collect \$13,920.87

8. Motions:

A) A resident made a motion that speed bumps be installed along high traffic areas with in the community. The motioned was seconded and a vote was taken of the members present. The majority of the members voted against speed bumps being installed.

B) A resident made a motion to have the gates be up on federal holidays. The motioned was seconded and a vote was taken of the members present. The majority of the members voted against leaving the gates up on holidays.

C) A resident made a motion that the fishing in the lake be limited to catch and release of fish. The motioned was seconded and a vote was taken of the members present. The majority of the members voted in favor of the motion.

9. Comments from the Community:

A) A resident raised the issue of people speeding on several of the community's roads and a few residents requested speed bumps be installed to slow traffic. The resident was advised to make a motion for speed bumps to be added.

B) A few residents voiced concern about the current number of hours the community's Police Officer was on duty, requesting more hours be added. They were advised that during the summer the hours will be increased, but a full time increase would require more money allocated to that. At this time it is not possible without a dues increase.

C) A resident brought up the issue of the gate being closed on holidays. They requested that the gate be put up on holidays. A motion would be made.

10. Vote:

Election Results for the PMWF Board of Directors:

Bill McCarthy	51 votes for reelection.
Jane Opfer	54 votes for reelection.
Peter Black	46 votes to join the board.
Benjamin Myron	49 votes to join the board.
Debra Mead	45 votes to join the board.

All candidates are voted onto the Board of Directors.

Results for the proposed 2018-2019 dues:

No Increase 30 votes.
\$25 Increase 16 votes.
\$50 Increase 11 votes.
There will be no dues increase this year.

11. Adjournment:

Padraig Lynch made the motion to adjourn, Matt Schwenzer seconded the motion. All were in favor. Meeting was adjourned at 2:42 pm.

ANNUAL ORGANIZATIONAL MEETING

After the annual meeting Patrick Mastrocovi, current President of the BOD called to order the Organizational meeting of the Pocono Mountain Water Forest Community Association at 3:00PM in the Pocono Mountain Water Forest Clubhouse.

At this time a call for nominations for the position of Board President was made. Padraig Lynch nominated Patrick Mastrocovi for the position of Board President. The nomination was seconded by Kim Alexander. No other nominations were made. All board members present voted to reelect Patrick Mastrocovi to the position of Board President.

Next a call for nominations for the position of Board Vice-President was made. John Grohl nominated Bill McCarthy for the position of Board Vice-President. The nomination was seconded by Padraig Lynch. No other nominations were made. All board members present voted to elect Bill McCarthy to the position of Board Vice-President.

Next a call for nominations for the position of Board Secretary was made. Patrick Mastrocovi nominated John Grohl for the position of Board Secretary. The nomination was seconded by Bill McCarthy. No

other nominations were made. All board members present voted to reelect John Grohl to the position of Board Secretary.

Next a call for nominations for the position of Treasurer was made. Patrick Lynch nominated Kim Alexander for the position of Board Treasurer. No other nominations were made. All board members present voted to reelect Kim Alexander to the position of Board Treasurer.

Patrick Mastrocovi made the motion to adjourn. All were in favor. Meeting was adjourned at 3:15 pm.