

MINUTES

POCONO MOUNTAIN LAKE FOREST COMMUNITY ASSOCIATION

REGULAR MEETING

January 19, 2020

11:00 am - 111 Country Club Road - Clubhouse

PMLF2019@gmail.com <https://www.pmlfcommunity.com>

Statement of compliance and Pledge of Allegiance

ROLL CALL

John Swift, President - present

Julie Evcimen, Secretary - present

Linda White, Treasurer - present

Don Hiorth, VP -present

MINUTES

Minutes of Meeting of December 15, 2019 Eligible: LW, JS, DH, JE

President Swift moved to waive reading of minutes, seconded by VP Hiorth - roll call: unanimous. Reading of minutes waived.

Motion to adopt made by President Swift, Seconded by VP Hiorth. Roll call: unanimous

OLD BUSINESS

Resolution 04 Designating Meetings, Bank & Interim Attorney made by Secretary Evcimen, Seconded by VP Hiorth. Dates: April 19, 2020 Spring GMM, and Fall GMM; 11/15/20. Meeting dates: for 2020/21 - 1/19/20; 2/16/20; 3/15/20; 5/17/20; 6/21/20; 7/19/20; 8/16/20; 9/20/20; 10/18/20; 12/20/20; 1/17/21; Workshops Third Thursday before Regular meetings at 6pm. All meetings are held the clubhouse. Roll call: Unanimous

Question asked on the change in membership. Treasurer White explained that after the December 8th meeting both Mr. Cruz and Mr. McNamara resigned but will continue to work with the iBOD on projects and items involved in. The Board at their 12/15/19 meeting reorganized accordingly.

Discussion ensued on having no appointment for an accountant. President Swift explained that the IBOD has only had a half year of financial board activity so far, due to the fiscal year . Per President Swift, we are going to need an accountant for the closing of the year. It was noted that the prior accountant for prior administration never submitted a financial audit/reports announcing same at the Nov. 18, 2018 GMM meeting. Mr. Floss is collecting dues but the IBOD has no knowledge of what funds he does have but other than the possibility of payment of insurance for community which was testified to in court, we have no other knowledge of what was done with any funds in his possession.

Payment of Bills

a) Jeff Shirley - Snow Contractor - Jeff Shirley \$4,329

b) Richard Henry Esq. - \$450.00 esq.

Motion to approve payment made by Secretary Evcimen, Seconded by VP Hiorth

Roll call: unanimous

Discussion ensued on whether insurance was paid by prior administration. Chairman Swift indicated we have been unable to obtain verification since agent was instructed NOT to supply this to the IBOD by Mr. Anders. President Swift noted that he has filed a complaint with the attorney general on this lack of insurance certificate and whether we are or not insured and that this was forwarded to the State's Insurance dept. who will respond within the coming month. Mr. Moran asked if it was normal on a closing to have a copy of our insurance. President Swift indicated it is not a normal document requested for a closing but this particular closing agent required it.

The invoice for Mr. Henry indicates he has been contacted and is in communication with Dime Bank. Documents were sent to Mr. Henry on these lawsuits filed for review.

Question asked about private snowplowing that may be done while contractors are out doing our roads. Treasurer White noted she spoke to Mr. Shirley on this to make sure that ONLY time expended for our community roads is billed. There are several homes that are done privately in both gate 1 and 3 but is clear Mr. Shirley is not billing this association for any private work. If he does a driveway, that time is deducted from billings.

Discussion Proposed Budget & Election- Treasurer White summarized that election ballots and budget proposals were going to be sent out in one envelope, but since it was anticipated the judgment would be decided by now, to defer till decision. Discussion ensued on election and TOPS program and how long before this is all complete and addressed. Treasurer White indicated at the end of the month we hope to be able to finalize all data input. The larger issue in resolving inconsistencies would be to obtain the ledger and documents prior administration has in their possession in order to start line by line review of all financial records.

Committee Report from Kathy Moran Beautification given. Chair Moran indicated the first nice day she wants to start removing the boards near compactor which has graffiti on it. She was asked to submit her list of upgrades/beautification projects anticipated for the IBOD to review before work commences.

NEW BUSINESS

Grievance Committee Discussion VP Hiorth asked if it would be appropriate for the Grievance Committee to begin review of the appeal process. Names of those who wanted to participate on this committee was given to chair of said committee to call for a meeting to begin reviews of processes etc. needed and report back to IBOD when a draft if available for review. It is hoped this can be scheduled for discussion at the March meeting of the IBOD.

CORRESPONDENCE

President Swift indicated we received a Letter from an estate of a homeowner that passed away and no longer want to pay the dues on it and want the association to take it over. At this time, IBOD was not interested in taking lots off tax rolls. Another letter was received indicated that a particular lot wasn't in existence. President Swift noted until the property is merged into one lot, the lot remains separate. Letters will be sent verifying need of deeds to remove lots.

PUBLIC DISCUSSION - for items not scheduled or discussed on agenda. No other comments or discussion items noted.

Motion to adjourn made by VP Hiorth, Seconded by Secretary Evcimen Roll call: Unanimous Meeting adjourned at 1:30.

Respectfully submitted,

Julie Evcimen, Secretary

CERTIFIED AND ADOPTED AT THE GENERAL MEMBERSHIP MEETING OF OCTOBER 18, 2020

A handwritten signature in black ink that reads "Julie Evcimen". The signature is written in a cursive, flowing style.

SIGNATURE