

Minutes

Pocono Mountain Lake Forest Community Association

December 8, 2019

11:00 AM- 1:15 PM

111 Country Club Road-Clubhouse

office@pmlfcommunity.com.

www.pmlfcommunity.com

PLEDGE OF ALLEGIANCE

STATEMENT OF COMPLIANCE

ROLL CALL

John Swift, President.	present	Julie Evcimen-	present
Linda White, Treasurer	present	Jeff McNamara	-present
Don Hiorth	present.	Charlie Schein-	absent
Man Cruz-	present		

NEW BUSINESS

President Swift announced we will begin with the acceptance of resignations, as well as the reorganization of the current IBOD, according to the rules and regulations each year as follows:

Board members Joe Griger, Ben Gardner and Lara Winkler committed to a year last November and have rendered their resignations. Treasurer White thanked all three board members for their service, dedication and contributions to the IBOD this past year. President Swift made a motion to accept the resignations of the Mr. Griger, Mr. Gardner and Ms. Winkler. Motion seconded by Director Julie Evcimen. Roll call: Unanimous. Motion approved.

President Swift and Treasurer White announced that purposes of reorganization are to get different faces involved, in order to ensure a fair system. New board members appointed to replace those stepping down are: Don Hiorth, Julie Evcimen, Jeff Mcnamara, and Charlie Schein.

Jeff Mcnamara nominated Maz Cruz for President; Seconded by Treasurer White. Motion closed. Roll call: unanimous

Maz Cruz nominated Jeff Mcnamara for Vice President. Treasurer White seconded the motion. Motion closed. Roll call: unanimous

Maz Cruz nominated Julie Evcimen for position of Secretary. Treasurer White seconded this motion. Motion closed. Roll call: unanimous

Treasurer White nominated John Swift for position of Treasurer. Motion not seconded. Board moved for another motion. Maz Cruz nominated Linda White for position of treasurer. Jeff Mcnamara seconded the motion. Motion closed. Roll call: unanimous The remaining board members Don Hiorth and Charlie Schein and John Swift will serve as Directors.

BUDGET DISCUSSION

President Cruz introduced Director Don Hiorth, who prefaced the presentation with a short speech, entitled “ PMLF Community Brief December 8, 2019” . This brief was available as a handout for all members of the community present at the meeting.

A member/board discussion then ensued regarding how we can get members who've not paid their dues to pay them? Director McNamara responded that there is no clear cut way to force them, but we can update TOPS to reflect exactly those who have not paid. We can then file a lien on these houses/properties.

Member Mr DeVilliers also made a motion that Attorney Henry draft a letter and send to Attorney Anders, demanding where the monies being paid to Anders are coming from. Motion seconded by resident member Mr. Jauch. Motion passed unanimously. President Cruz responded to Member DeVilliers that the TOPS system is being reconciled to balance the books and move forward. The TOPS program is being updated from the ground up.

Director John Swift issued the current treasurer's report. A spreadsheet “ Pocono Mountain Lake Forest 2019 Financial Balance Report” listing all monies spent so far, with check numbers and vendors and amounts was made available to all attendees.

Total expenses: 55,222.60

Total dues collected; 127,493.00

Remaining Balance: 72,270.40

The current balance in our bank account was also available as a handout to all.

Current checking balance: \$76,728.00

BUDGET PRESENTATION

Treasurer White introduced Finance Director Chair Gwen McNamara, who conducted the budget presentation.

Understanding the budget:

Member Gwen McNamara pointed out fixed budget costs as follows:

Administrative costs

Insurance

Utilities

Snow plowing

Member Gwen McNamara also pointed out the following variable components in the budget:

Road repair

Pool, basketball court, tennis court repairs

Compactor restoration

Debt

There are no Reserves- 0

Three different budget options were proposed in the power point presentation;

Budgets, A, B & C

Budget A proposed dues: \$850.00 yearly - House and lot

Budget A includes - no compactor, pool repairs only, payment of debt interest only

Budget B proposed dues: \$1010 yearly- House and lot

Budget B includes restoration of compactor service, pool repairs and opening of pool, with lifeguards.

Budget C proposed dues: \$1530 yearly - House and lot

Budget C includes restores compactor service, pool repair and opening of pool with lifeguards, as well as addressing all debt.

Questions and answers after presentation:

Members want to know what the exact amount of present debt is. Treasurer White responded we probably have about \$140,000 in total debt right now. The bulk of the debt consists of a \$100,000 loan from Dime bank, taken out under the name of PMLF.

At the end of presentation, members raised their hands to show which budget option they favored. The majority of attendees favored Budget B WITH a special assessment to eliminate debt. However this was NOT a vote!

The IBOD is shooting for February for the adoption of a budget, which requires a vote with ballots mailed in.

NEW BUSINESS

An election committee appointed: Treasurer White nominated Gail Schweda as Chairwoman of election committee. Second: John Swift. Motion approved unanimously.

Volunteers who are on Election Committee:

Sandra Rivera

Marie Hawkins
Irene Hyer
Cheryl Schweitzer

The date of Saturday March 21, 2020 at 11 AM was set for Part Two of the GMM meeting for Election and adoption of Budget. A motion was made by Treasurer White to carry GMM meeting to the above date. Seconded by Jeff McNamara. Unanimous All ballots to be sent out 30 days prior to March 21, 2020.

Treasurer White announced that a Grievance committee needed to be appointed 12/8/19 also.

The following members volunteered to serve on this committee:

Jerry Vaivada
John Heyer
Joanne Cruz
Scott Bernstock
Kathy Moran

PUBLIC DISCUSSION

Members discussed roads still be icy. Especially Gate 2 between entrance and mailbox, as well as between gate and Bus stop. Treasurer White motioned that we carry payment of bills and minutes to next meeting, 12/15/19. Seconded by: Don Hiorth Roll call: Unanimous

Member question: How many lawsuits are pending against this community? Action: We should get or make this list. Member Sandra Rivera motioned that we carry this to next meeting, Seconded by Irene Heyer. Unanimous. Motion Passed.

Motion to adjourn made by Linda White, Seconded by Maz Cruz. Roll call: Unanimous Meeting adjourned at 1:40 PM.

Respectfully submitted,

Julie Evcimen, Interim Secretary

CERTIFIED AND ADOPTED AT THE BOARD MEETING ON DECEMBER 15, 2019

SIGNATURE

