

Summary of Minutes

Pocono Mountain Lake Forest Community Association

Regular Board Meeting

July 21, 2019

11:00-1:00

111 Country Club Rd - Clubhouse

PMLF2019@gmail.com

WWW.PMLFCOMMUNITY.com

PLEDGE of ALLEGIANCE

STATEMENT OF COMPLIANCE

ROLL CALL

John Swift: President-present
Linda White: Treasurer-present
Joe Griger: Vice President-present

Lara Winkler: Secretary-present
Ben Gardner: Director-Present

Minutes

Minutes of meeting June 15, 2019 eligible JS, LW, LW, BG, JG

Motion made by President Swift, seconded by Treasurer White, all in favor was unanimous.

Motion made to adopt minutes was made by President Swift, seconded by Vice President Griger, all in favor was unanimous.

Old Business

Financial status was summarized by President Swift

- Dues collected is around 21% better than expected but still not good
 - We have a lot to pay within that budget
 - Our records show PMLF is in the rear for around \$993,000
- Insurance is still a big issue
 - In court Mr. Mall testified that the insurance was paid for both liability and D/O
 - We have no evidence to support this so we have to challenge that
- Met Ed electric \$3,000 just paid by IBOD for:
 - Clubhouse area
 - Clubhouse

President Swift states Met Ed is still are not fully cooperative with us. Unable to get information on the gates and access to view account online. (We did though receive in the mail a one year transaction profile)

Gates:

Treasurer White states we know members are asking about gates and we are looking into what we need to keep them up and working.

Vice President Griger explains the access box to the gates need keys and we don't have them. If something were to go wrong like the arms got stuck. We would not be able to fix without access to that box. Without the computers we would have to manually program them. This is through the tops system. We have members moving in and out of the community, so this requires regular up keep of reprogramming codes.

Treasurer White states that the board wants to recognize Maz Cruz as the IT specialist and the chair of the IT committee.

Maz Cruz commented that we are able to look into programming the gates in the future as long as we have keys and electricity to the units of each gate.

Member Cruz informed residents that the IBOD has contacted an outside source to help with the Top system. She is well trained with this program and currently works for another community who uses this system. She is willing to come in and teach us how it all works for a fair price.

Treasurer White added once we figure out the Tops program we will need go through the hard files and update each and every one of them. Unfortunately the hired secretaries that got paid for this in the past did a horrible job keeping records. She suggest that if a members wants they can come down and look at their personal records.

Mailbox:

Motion made to renew PO Box was made by Treasurer White, seconded by Vice President Griger, all in favor was unanimous.

Truck Registration

President Swift states there is a lapsed on the vehicle insurance and the state of PA requires proof of insurance for 6 months. We need to take the plates off truck and turn them in.

- Concerns were discussed about loss of use of truck for snow removal
- Treasurer White explained her discussion with insurance company and their discretion from talking to us due to litigation. She was able to talk to an agent and get prices and found out that because PMLF never paid on time they would require 1/3 of the money up front and the price of insurance would go up 30% (\$30,000 was quoted 2 months ago)
- Secretary Winkler called Nationwide Insurance to confirm Mr. Mall's testimony that PMLF had paid liability and D/O insurance. She was told yes, but no more information was able to be discussed.
- Concerns were discussed and addressed about insurance company

Question asked from resident C. Moran: "Is IBOD keeping a budget, financial monthly statements a financial report unlike the past board? "

President Swift replied yes this is why we gave you the percentage amount of how much dues we have collected so you have an idea what we have coming in. We have bank statements that will show we only have two accounts. One for general revenue and the other a savings account for capital improvement. We have not separated the \$15 improvement fee as of yet, but will. We are working getting the Tops system running. We will need to do some purging. We have an outside source who can help us with the software entry.

Resident Maz Cruz states this outside person who is going to help us with the Tops program is the manager over at the Woodlands community. She is going to help us go through the system figure out what is what and help us input data from there. We are able to view currently, but we do not have the knowledge to input new information.

Resident Marc Williams lot 541 suggest and asked if a court order was done for vendors to give the association information

IBOD will be looking into this

Treasurer White Motioned to have a letter sent to Attorney Henry to give us his legal opinion as to what information we need to write to the judge to expedite information from our vendors, seconded by Winkler, all in favor was unanimous.

Resident M. Williams mentioned that neighbors believe these board meetings are for board members only.

- The IBOD want to clarify this is not the case. These regular board meetings that held every 3rd Sunday of the month are open to all residents.

Repairs to clubhouses

- Broken pipes

Resident Marc Demaio donated his time to fix broken pipe under deck

Motion to execute a check to Marc for appox \$25.00 (exact amount unknown at this time/ receipt will be given at later time for parts was made by Treasurer White, seconded by Director Gardner, all in favor unanimous

- President Swift advises that there are a few safety issues that need to be addressed
 - Back steps/emergency exit are taped off they are dangerous
 - Front steps will need repaired soon too
 - Board will look into cost and will let residents know next meeting

Committees

Board recognizes Maz Cruz as director of committee of the roads

- He will be notifying people who signed up for the committee about future plans
- Board ask that more people step up and help with these committees
- Cathy Moran Director of Beautification committee request coordinating road committee contacts with her committee for a project. Treasurer White indicated she would email her the contact list.
- Maz quoted cold patch \$1.69 yd
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Resident lot 997A wanted to thank neighbors for their work on Seneca this past week. There was around a dozen worker that came out and helped fill the potholes

Gate 2 Bus Route

Marc Williams stated he filled from gate 2 to mailbox twice. Problem is the holes are shallow so when they fill with water the gravel splashed out.

Discussion on best ways to repair gate 2 were discussed.

Options to re-route bus were discussed:

- Resident Judy Lloyd sec 3 asked if students could be picked up on Silver Lake Rd like they do at gate 3
- Residents Cathy Moran suggest that the bus come to gate one
- President Swift states the problem with bus stopping on Silver Lake Rd is there is no place for the bus to turn around.

Treasurer White Motioned to get 3 estimates for repairs from gate 2 to mailbox (including bus turn around). Seconded by Secretary Winkler all in favor unanimous Quotes will be discussed at next board meeting.

Treasurer White motioned to get 3 proposals for snow removal for the 2019-2020 season. Seconded by Secretary Winkler, all in favor was unanimous. We will get bid list from reputable companies who have insurance to include salt, cinder and snow removal

Resident Angelo asked question what is 21% of dues? Swift answered \$70,000

Resident BettyAnn Griger asked if we were able to get the two gates to the yard area (she priced out at \$100 each)

- The board will look into the issue

New Business

Discussion on July 9th court hearing

Next court hearing TBD

Oct 20th GMM

Resume needed for board

Public Discussion

Question from resident John Warchol: Do we know where the \$100,000 loan originated?

Vice President Griger answered it was during the Falcon administration when DiNappoli was treasurer. It was right when Falcon was on his way out.

Discussion on 2015 Bylaws were discussed

Discussion on voting on mail -in -ballots were discussed

Discussion of GMM meetings -vs- regular board meeting

Discussion on members who haven't paid their dues

- Treasurer White states we haven't sent out collection letters but if the courts haven't made a decision by September we will need to send out a letter to start collecting and charging interest

Treasurer White reminds residents that at the next court hearing the **judge ask for resident to please refrain from reacting. No facial expression, hand gestures, tapping of legs and/or waving of hands.**

President Swift states that court hearing Mall states they knew about the missing money they just didn't inform resident. Question is why not? Is this because they should have had the proper insurance to cover this. According to our bylaws Cindy should have been bonded. If she was bonded they wouldn't sit in court pointing fingers they would have collected the money already. It makes no sense why they would not just let the membership know when we were out of money \$100,000 ago. We are now almost a million dollars in debt.

Newsletter with request for resume for the GMM (date of 10/20/19) will be sent out soon

Suggestions for improving marquee board were discussed

Motion to adjourn was made by President Swift, seconded by Treasurer White, all in favor was unanimous. 1:00

Respectfully submitted,

Lara Winkler

Next meeting August 18, 2019 @11am

Website: WWW.PMLFCOMMUNITY.COM

CERTIFIED AND ADOPTED AT THE BOARD MEETING ON AUGUST 18, 2019


(SIGNATURE)