

Minutes

POCONO MOUNTAIN LAKE FOREST COMMUNITY ASSOCIATION

MEMBERSHIP INFORMATIONAL meeting

June 27, 2021 11:00 AM

Moderators:

Linda White
John Swift
Cheryl Schweiker

PLEDGE OF ALLEGIANCE

BUSINESS

History of Court Proceedings:

John Swift gave a timeline of court proceedings to date:

GMM November 2018 – A motion was made at the GMM to vote in an interim board.

January 2019 - Complaint Filed that the interim board acted inappropriately.

October 2019 – Months of hearings held

January 2020 – Judge rules that there is no board and that an election should be held. The interim board accepted this ruling.

March 2020 – Reconciliation conference to be held and review financials and plan the election.

March 2020 – Appeal filed and took approximately one year for decision.

October 2020 – An election was held, headed by Gail Schweda, to elect a new board. This was important so that community affairs and business could take place while the appeal was being reviewed.

January 2021 – Appeal court ruled against Anders and affirmed the original order by Judge Chelak for a new election.

Both sides were ordered to provide financial records. Both of which are available on the website pmlfcommunity.com

Currently we are waiting for the Judge's orders to be signed so we can move on with the election. There is pushback from Ander's side on who is eligible to vote while we feel that all members should have the right to vote on this one special election. Also who is eligible to run for a board position.

Interim board suggested June 2021 for an election however no date has been set currently and will not happen until possible November 2021.

Membership questions/statements:

Several questions and topics were brought up by the membership for the discussion.

Snow removal costs and lack of funds

It was suggested by a member that donations be provided by residents and it would be credited against dues. Budget for this should be around \$40,000. A receipt would be provided to ensure credit is provided.

Sentiment that we need to work together by volunteering, donating or whatever means necessary to ensure snow removal is provided.

Concern of why Floss is paying Sno-Chasers over the past 2-3 years when no services were rendered. (Per the financials submitted by Floss). It is not clear whether this is monies owed for past services. No contract has been shared with the financial statement.

Board requested for volunteers to form a committee to assist the community with snow removal. Any volunteers should provide their information to office@pmlfcommunity.com

Association truck is on an impound list and has electrical issues. The community has no equipment to assist in snow clearing.

Court/Legal/Financials

Frustration by residents on the legal situation and slow movement of the court system to ensure the safety of residents. Current defendants have been communicating with the attorney about the same frustrations. It is unclear how much the information on the delays is getting back to the judge.

Request that criminal charges be pursued against Floss, but unfortunately there are bigger safety concerns for residents than to fund additional court actions.

Suggestion was made to dissolve the association. This is not a viable solution in that all community roads would need to be brought to county/state standards. The cost and time

to perform this is not within the means of the community as it currently stands. Current estimates this would exceed \$6,000,000. Also the legal fees associated with such an action is costly as well.

Suggestion to form a new association. This is also difficult legally due to the current deeds and covenants. Would take many years with excessive legal fees. Would also require 100% vote of all members.

Loans are not option for PMLF as the association has no credit rating and there is currently legal action against PMLF for unpaid credit line with Dime Bank.

A forensic audit is also costly and would need to be done at a later date.

Question from a resident on what has been provided for dues paid? Lack of services and amenities. The association has been functioning off of dues collections amounting to less then \$80,000 for the past 3 years. Snow removal has been top priority with the limited funds.

Suggestion to obtain a new lawyer that could help expedite the judge's orders and Ander's delay tactics. There is a concern that the amount of funds it would require to hire a new attorney and time for them to be brought up current with the facts of the case. It has also proven difficult to find a local attorney with no conflict of interest due to the years of court proceedings involving the association.

Road Repair

Due to lack of ability to invoice residents, road repairs have been delayed. Funds have been reserved for snow removal costs. Materials were purchased by the board for volunteers to fill potholes. This is the limit to which funds could be dispensed to road repairs.

CLOSING STATEMENTS

Talk to your neighbors, make them aware of the current situation and delays of the court.

Suggestions for a community gathering at the end of the summer. Any volunteers wishing to assist in planning the event please contact Cheryl Schweiker at cheryls@pmlfcommunity.com

Any donations (credited against your dues) will be accepted at:

PMLFCA
PO BOX 1
Dingmans Ferry, PA 18328

END OF SUMMARY MINUTES