

Pocono Mountain Lake Forest Community Association

Date: November 25, 2018

Time: 11:45 am – 2:30 pm

Location: PMLFCA Clubhouse

SUMMARY SUPPLEMENTAL MINUTES

Residents present called for an action to proceed for the purposes of creating an Interim Board. A quorum of GMM continued to exist. Due to lack of compliance with PMLF's governing documents, failure to accept qualified resumes for open Board seats and to protect our private self-governing rights of our Association and to accomplish any change pursuant to the GMM section of PMLF's Rules and Regulations and Constitution, residents present called for an action to proceed with an emergency meeting for the purposes of creating an Interim Board of Directors.

Discussion ensued on pending lawsuit for interim board and how to achieve control of office and obtaining documents resulting in noting this is a separate action of residents.

Proceeding with meeting of PMLF, Mrs. White made motion to proceed with emergency special meeting of PMLF noting quorum exists for the purposes of appointment of an Interim Board of Directors. Motion seconded by Anthony Deserto and Joe Griger, Lot 879, Section 13. Residents asked to vote on motion. Motion was opened to discussion. All residents moved affirmatively. Motion passed unanimously.

The following residents stepped forward to be considered as interim board members: Ben Gardner, Joe Griger, John Swift, Linda White, and Lara Winkler

Dave Devilliers asked that the residents consider creating an oversight committee so that we can be assured any board in this community operates for the whole of the community properly and within our statutes so that the mismanagement of the past never occurs again. Residents agreed. Interested residents: Betty Ann Griger, Dominic Pietroangelo, Anthony Deserto and Ed Hammond volunteered.

Motion asked for president. Motions need a second, any other nominations, discussion and vote. Although not part of statutory Board process residents also supported motions to reflect additional support. On each motion that follows after motion residents were asked to support by raise of hands as with the Emergency special meeting motion noted above. All residents present affirmed they wished to proceed with appointments to an interim board.

Motion made by Linda White to nominate John Swift as Interim Chair. Seconded by residents Linda White as well as Ed Hammond and Kathy Moran. Opened for other nominations, hearing none, vote of all residents present unanimous. Motion passed.

Acting Chair John Swift accepted and took his position as Interim Chair asking for a motion for Interim Vice Chairman.

Motion made by John Swift to nominate Linda White; Seconded by Ben Gardner. Roll call: Unanimous. Hearing No other nominations, motion passed. Residents supported motion with 'ayes'

Nomination for Lara Winkler as Interim Secretary made by Linda White, seconded by Joe Griger. A resident Scott Mayer lot 876 also seconded. No other nominations made, roll call: Unanimous Residents supported motion with 'ayes'

Nomination by John Swift for Joe Griger to serve as Acting Interim Treasurer, Seconded by Ben Gardner. Hearing no other nominations, motion closed. Roll call: Unanimous Residents supported motion with 'ayes'

Motion made by John Swift to nominate Ben Gardner as Interim Director, Seconded by Joe Griger. Open to other nominations, hearing none, nominations closed. Roll call of Interim Board to appoint Interim Board Director Ben Gardner: Unanimous Residents supported with 'ayes'

The Interim Board Directors appointed unanimously are as follows:

John Swift as Interim President, Linda White as Interim Vice President, Lara Winkler as Interim Secretary, Joe Griger as Interim Treasurer and Ben Gardner Interim Director.

Meeting Dates: John Swift made a motion to approve the third Sunday of the month at the Clubhouse at 11AM. Seconded by Linda White. Hearing no other discussion, motion closed. Roll call: Unanimous Residents supported motion with 'ayes'.

General Discussion ensued on the need to obtain everyone's present email distribution list so at minimum we can make sure all those who give emails will receive minutes/agenda/miscellaneous info so all will be aware of what your interim board is doing since our goal is full transparency. '

John Swift noted that since we have reorganized as Interim Board, we do need to consider securing the building so records and info cannot be destroyed or removed.

Dave Devilliers felt this should be that of the Oversight Committees function.

Since the Interim Board is now in place, it was decided that a motion is needed to establish an Oversight Committee whose function would be similar to that of a watchdog overlooking actions and activities taken by Interim Board to ensure any board is operating in the good interests of the association and consistent with the governing documents which actions will be brought to the entire community membership. Dave Devilliers volunteered to be the chairman for the Oversight Committee.

Acting Chair John Smith made a motion to create Oversight Committee subject to our Constitution, Rules and Regs and Restrictive Covenants with members consisting of Dave Devilliers, Betty Ann Griger, Dominic Pietroangelo, Anthony Deserto and Ed Hammond; seconded by Lara Winkler. Opened to Discussion; hearing none - Motion closed. Roll call: Unanimous Action passed. Residents supported action with 'aye'.

Discussion ensued noting that this Interim Board was created to help move forward and that it is imperative that as an Interim Board, we attempt to get the community's mailing list and emails so that

communication can be made to the entire membership noting that there has to be another meeting, reorganization and elections.

ALL members were eligible to vote in that there has been NO board activity as dictated in Section 26 of Policies and Procedures.

There being no further business, it was noted there will be another special meeting set as soon as possible to perfect all actions taken.

Motion to adjourn by Interim Chair John Swift, Seconded by Interim Director Ben Gardner, meeting adjourned unanimously.

Respectfully submitted,

INTERIM BOARD OF DIRECTORS

PLEASE BE ADVISED, these Summary Minutes of the Special Meeting will be voted on at the next meeting of the Interim Board, at which time they will be sealed and certified and maintained in a secure binder and will be the permanent record of the PMLF Community Association, Inc.

CERTIFIED AND ADOPTED AT THE BOARD'S MEETING OF DECEMBER 2, 2018.

ATTEST:

Dana Wisler (SIGNATURE OF SECRETARY)