

**POCONO MOUNTAIN WATER FOREST
250 LAKEWOOD DRIVE
MILFORD, PA 18337**

**BOARD OF DIRECTORS
ANNUAL MEMBERSHIP & ORGANIZATIONAL MEETING
SUNDAY MAY 21st, 2017**

ANNUAL MEMBERSHIP MEETING

1. Call to Order:

Patrick Mastrocovi, President of the BOD called to order the annual organizational meeting of the Board of Directors of the Pocono Mountain Water Forest Community Association at 1:00pm in the Pocono Mountain Water Forest Clubhouse.

2. BOARD MEMBERS IN ATTENDANCE:

- **Bill Manheim**
- **Marc Wetzel**
- **Bill McCarthy**
- **Bill Smart**
- **Kim Alexander**
- **John Grohl**
- **Pat Mastrocovi**
- **Pat Lynch**
- **Mike Manheim**
- **Mary Lou Corbett**

Absent were:

- **David Daniel**
- **Jane Opfer**

As of 1:00pm there were not enough residents for there to be a quorum. Of the forty-three required members in good standing there were only thirty-seven present. At this time the hour waiting time required in the by-laws was begun.

All of the candidates running for re-election to the Board introduced themselves beginning with Marc Wetzel. Pat Lynch, Bill Smart and Bill Manheim and prospective Board Member Matt Schwenzer then followed.

Questions and comments from the community would be taken while waiting to see if a quorum was achieved.

A resident had a question about what is being done with those residents that have not paid their dues. The board explained the community's policy relating to collections and terminating the resident's amenities access.

A resident then asked about the foreclosures in the community. Many have been purchased and new residents have taken control of the property.

A resident then asked how many lots within the community have not been developed yet. An answer was not available at that time so she was informed that the answer would be placed within the meeting minutes and posted online. The answer to that question is 65 lots.

Another resident asked about plans to update and repair issues at the clubhouse. The board had discussed that issue at the previous meeting and had allocated \$20,000.00 for repairs and updating the clubhouse.

Another resident asked about leaving the gate open on holidays. It was explained that guests are expected to use the Route 739 entrance.

Another resident asked about renting of the clubhouse on weekends when the pool is in operation. Some residents felt that it should not be rented during those days. No formal decision was reached at this time.

Community security was then discussed. Bill McCarthy the head of Security for the community presented one of our officers, Anthony Vitale with a commendation for his outstanding work on a case that occurred here in Pocono Mountain Water Forest.

Pat Mastrocovi and John Grohl asked for volunteers to join the grievance committee, any volunteers were to see John Grohl after the meeting.

The annual community picnic was scheduled for Saturday 8/5/2017, with a rain date of Saturday 8/12/2017.

Pat Mastrocovi then thanked Mary Lou Corbett for all of her years of service to the community and the board. Mary Lou Corbett was stepping down from the board effective this meeting.

At 2:00pm there were still only forty-one residents, two short of the needed forty-three for the quorum. As per the by-laws the lack of a quorum resulted in the board voting on the election issues, including those running for the board.

At 2:25pm the Board of Directions then cast their votes relating to the four members of the board running for reelection to the board and the new member looking to join the board.

Bill Manheim received 10 votes for reelection and none against gaining reelection to the board.

Padrig Lynch received 10 votes for reelection and none against gaining reelection to the board.

Bill Smart received 10 votes for reelection and none against gaining reelection to the board.

Marc Wetzel received 10 votes for reelection and none against gaining reelection to the board.

Matthew Schwenzer received 11 votes electing him to the board and none against joining the board.

ANNUAL ORGANIZATIONAL MEETING

Patrick Mastrocovi then began the election of the board officers. For President Mike Manheim nominated Pat Mastrocovi. No other candidates were nominated and all were in favor. Board Secretary Kim Alexander accepted the vote.

Patrick Mastrocovi nominated Mike Manheim for the position of Vice-President. No other candidates were nominated and all were in favor. Board Secretary Kim Alexander accepted the vote.

For the position of Treasurer Kim Alexander was nominated by Pat Mastrocovi. No other candidates were nominated and all were in favor. Board President Pat Mastrocovi accepted the vote.

For the position of Board Secretary Kim Alexander was nominated by Pat Mastrocovi. No other candidates were nominated. President Pat Mastrocovi accepted the vote.

A motion was then made by Mike Manheim to approve the proposed twenty-five dollar increase in dues for the 2017/2018 budget year. The motion was seconded by Bill Manheim. All were in favor.

A motion to adjourn the re-organizational meeting was made by Mike Manheim and seconded by Bill Manheim. All were in favor, the meeting ended at 2:35 pm.