

Board Meeting
March 4, 2017

Present were Al Masi, Sue DeSanti, Caroline Lodewyks, Jim Marsh, Kristi Laurensen, Joe Mulvey and Richard Dioguardi. Cathy De Groat and Kevin Kelly were absent.

Motion to accept minutes – Caroline, 2nd Sue

Finance and Revenue

Balance in our accounts, Due & Care \$ 78,302.54, Money Market \$15,709.20, Pool \$ 197.84, Special Assessment \$ 30,841.27 and Capital Improvement \$ 20,589.76 Petty Cash is \$ 129.80. The Board and public have a copy of the Profit and Loss vs the budget, Balance sheet and Revenue and Expenditure reports.

The loan payment was cut in half. This will be questioned.

Here were 2 accounts pulled from the collection agency. Liens will be placed on them. Received 3 payments from the collection agency in the amount of \$3616.63 for 6 people. Their commission was \$ 1336.61

Mailed 30 day letters to 20 to people, 10 paid, 2 went on payment plan, 2 refused letters and 6 were unclaimed. Collection agency received 5 more accounts.

Mailed out 33 friendly reminders, 21 paid, 11 did not respond, I got a 30 Day letter and paid.

Mailed out 8 letters for missed payment plan payments and only 3 caught up.

Roads: Jim Marsh

Work will be done in the Spring Jim stated.

It was suggested that we will have to have someone come in to properly repair the pot holes.

Ordered street sign for Meadows Drive and Larry installed it.

Building and Construction: Jim

A permit was issued to Bruno to enlarge his deck.

Lake and Dam: Jim/Al

Caroline made the motion to approve the proposal contract from Ecological Solutions to treat the Dam and Lilly pads. The cost will not exceed \$ 1495.00 for Max. 3 treatments for Lake and 1 treatment for Dam. Rich seconded this motion. All were in favor. Marie will take care of that.

We have to pay DEP an annual registration fee of \$800/year due July 1st.

Received a letter from D E P. The Dam needs to be maintained. Trees need to be cut and root balls need to be removed. It may need DEP approval. This will be checked and done in the spring.

Trees: Rich

Nothing. Al spoke to the new home owner in the Meadows. They want to plant some trees about 4 feet from their property line. They will contact him when they

come up. Ed Pericino wants to cut some trees down. He needs to be called because he is a part timer.

Clubhouse: One rental for January and one in March. Kristi will organize the spring clean-up. She will also do an Easter party. Dates to follow.

Hospitality: Kristi

She mailed out 1 sympathy card for Vinny Fatarusso. Kristi was thanked for the Halloween, Christmas and Valentine Day parties. Al wanted everyone to know that Kristi uses her own money for these parties and will not take anything for it.

Pool: Attorney stated we cannot allow people in bad standings to use the pool as a quest for a charge.

Unfinished Business:

Received a thank you from Joy Ulmer for use of the clubhouse for her daughter's gathering after her funeral.

The Board set up a meeting on Monday, March 13th to go over the Rules and Regulations. Caroline made a motion for Marie to go over the Covenants and By laws before we met. This was seconded by Rich. All were in favor.

New Business:

In July there will be 3 members up for election. Caroline Lodewyks, Jim Marsh and Kristi Laurensen. Election forms will be due April 22, 2017.

When the June bills go out we will also mail a newsletter. Committee people need to let Marie know what their want to be placed in the newsletter.

Received a letter from a property owner who wants the Community to clean up their property. This is the homeowner responsibility.

A motion was made by Joe to donate \$ 25.00 to the Lackawanna EMS. This motion was seconded by Kristi.

We will not be sending out letter to the homeowners on the lake for donations. We will post this on the bulletin board and newsletter along with donations for the stocking of the fish and heating of the pool.

Motion to adjourn – Sue, 2nd Kristi.