

Breezewood Acres

Community Association, Inc.

20 Geronimo Trail

Newfoundland, PA 18445

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The Breezewood Acres General Membership meeting was held on Saturday May 28th, 2016 in the Recreation Hall.

Meeting was called to order by Wanda Curcy at approximately 11:00am.

Approval of Minutes from Labor Day, 2015.

Inaudible

Treasurer's Report - Lorraine Bagen

As of April 30th, 2016

There is \$72,709.83 in our CDARS capital improvement.

There is \$1,443,213.39 in our sweep account.

There is \$.01 in our payroll account.

There is \$30,000.00 in our regular checking.

There is \$229,042.63 in our money market account.

The total in all our accounts is \$1,774,965.86

Total property owners – 830

Property owners paid in full – 725

Budgeted amount was 830

We are working with \$100,000.00 less then what we were at last year.

Legal Report – Attorney Richard Henry

Requested By-Laws change regarding filling vacant seats on the Board. In the event that a vacancy will arise from the general membership, the term will end on December 31st of that year. Regular seats shall be filled first and vacant seats filled second by vote count. Property owners will be notified and it will be voted on at the next General Meeting.

Lot clean ups. We try hard to clean them up but it costs a lot of money to clean up lots.

Delinquent dues payers. This Board and other have been diligent in filing court complaints for delinquents.

I, on a courtesy basis, have sent down draft complaints that have been used by the office, which saves you \$2,000-\$3,000 if I don't have to do it. If the office was equipped to do it, they would then take those papers down to the district court.

Bylaws, Grievances – Tammy Benanti

Nothing to report

Property Control – Michael Divito

If there is a property you are interested in, you can write a letter to the owners of the property with a stamp and envelope and the office will add the information to the envelope for you and mail it out.

There have been complaints on lot clean ups and I have been working on them. Complaints for lots must be put in writing.

Remember to have all of your needed permits.

Finance Audit and Budget – Lorraine Bagen
Nothing to report

Security Report – Mike Dellorso

Please be mindful of the speed limits. Make sure all of your vehicles are registered properly and so are all the junior drivers. Try to get your 911 address posted with your glen and lot in case of emergency. For complaints and grievances, please do not go to the guard shack, please go to the office.

Chief Palmer – Glen Wars is still in effect. It will be done with next week and all the money will be donated to Operation Homefront. We will be doing this again. Any ideas on new people to donate to will be greatly appreciated.

Maintenance Report - Clark Sabo

We repaved Geronimo. We are still looking for the water leak.

Recreation Report – Inaudible

Volunteers are always welcome.

Infrastructure Report – Margie Matteson

Please remember that this is a camping community with wells. There should be no washing cars, hosing roads or abusing the water. If you see someone doing so, please call Security.

Election - Michael Divito

Please remember that there will be 3 seats available in November. If you are interested, you have to be an owner in good standing for at least two years. Pick up the petition in the main office. There has to be 25 good standing member signatures on the petition and has to be done two weeks prior to the September General Membership meeting.

New Business

Nothing to Report

Open Forum

Bob McErlean commented regarding request for more sheds on lots.

Bob McErlean commented regarding a girl being trained as bookkeeper.

Bob McErlean commented regarding the fire department black top.

Mark Blaslov commented regarding voting at a General Membership meeting.

John Days commented regarding making the tree houses bigger than 6x6.

Joe Seibert commented regarding money missing.

Joe Seibert commented regarding status of getting a bookkeeper or maybe a property manager.

Bob McErlean commented regarding a personnel matter.

George Haring commented regarding forming a committee.

John Days commented regarding sheds and petition.

Joe Seibert commented regarding property management company.

Joe Seibert commented regarding riding quads in Glen 11.

Mike Divito commented regarding change in office hours - 9am-4pm Thursday – Monday and closed for lunch from 12:00pm – 12:30pm.

George Haring commented regarding Bylaws and grandfathering structures.

Meeting Adjourned by President Wanda Curcy