

Breezewood Acres

Community Association, Inc.

20 Geronimo Trail

Newfoundland, Pa 18445

Phone: 570-676-4481

Fax: 570-676-4560



The Breezewood Acres membership meeting was held on July 9th, 2016 in the Recreation Hall.

Meeting was called to order by President Wanda Curcy at approximately 12:00pm.

Margie Matteson was absent.

Wanda Curcy introduced our new Property Manager, Giuseppe Rametta.

Treasurer's Report - Wanda Curcy

We have newly appointed Mike Divito, chair for Treasurer. Lorraine will still serve as pro advisory.

Property Manager Report – Giuseppe Rametta

Nothing to report

Legal Report – Attorney Richard Henry

Postpone my report please.

Security Report – Mike Dellorso

Nothing to report

Maintenance Report – Clark Sabo

Comfort Station 2 lost hot water for a while. Property Manager made sure it got fixed.

We have been filling potholes, trying to move forward with that.

If you see water leaks, please let the office know.

Technology Report – Mike Divito

Website is going good. We have had 9,000 hits on it since it went up in May.

If you know people trying to sell, let us know so we can get them up on website.

Minutes for May and June were approved and posted on our website.

Property Control Report – Mike Divito

A couple of complaints have been filed with the office. One of the property owners came in and made plans to get their lot cleared out. There is another one that I'll be working on today. We are following the Township and doing everything that they want us to do.

Recreation Report – Fran Cimino

Tonight is Comedy Night for parents and adults. Parents can drop their kids off at the pavilion at six.

Election Report – Lee Holmes

There are three vacancies available this year. You have to be a member in good standing. Your Petition, which you must pick up in the office, needs 25 signatures on it.

Fire Dept. Report – Chief Bob

I would like to have Firehouse events up on the website.

Mike Divito – If there is events that you would like me to put up on the website, drop a paper off at the office with them and I will make sure they end up on the website.

Resolutions: Wanda Curcy

2016-13

Approval for May and June 2016 Minutes

Motion: Mike Dellorso

Second: Lee Holmes

2016-15

Required insurance repairs

Motion: Mike Divito

Second: Tammy Benanti

2016-14

Capital Reserve transfer removal of \$11,283.00 from the Expense budget to the Capital Reserve

Motion: Clark Sabo

Second: Mike Divito

2016-16

Required insurance repairs for safety cabinets for flammables, not to exceed \$650.00

Motion: Mike Divito

Second: Tammy Benanti

2016-18

Safe for the office - not to exceed \$300.00

Motion: Lee Holmes

Second: Clark Sabo

2016-17

Required insurance repairs for concrete barricades around propane and other areas - not to exceed \$374.00

Motion: Barbara Minutello

Second: Mike Divito

2016-19

Janitorial Vehicle not to exceed \$1,500

Motion: Mike Dellorso

Second: Clark Sabo

2016-20

Placement and number of sheds should be consistent with Township zoning ordinances effective January 1st, 2017

Motion: Mike Divito

Second: Clark Sabo

Legal Report – Richard Henry

Outstanding amendments to Article 8 directors, Section 5, Vacancies and Directorate.

This section will be amended to cover vacancies because of retirement or death.

If said list is expired, the vacancy will be filled pursuant herewith but only through the year of the vacancy thereafter the seats should be filled at the next election with seats being filled in the order of votes cast.

Open Forum:

Bob McErlean commented regarding Complaint filed.

Anna Wesch commented regarding cooking for Comedy night.

Bob McErlean commented regarding Resolution #2014-5.

Bob McErlean commented regarding multiple trailers.

Marlene Dietrich commented regarding Board going after Bob and then herself.

Tom Dolaghan commented regarding problems with the garbage, repainting the fencing, and Strand Pool.

Joe Seibert commented regarding Glen 2 block party.

Lynn McEvoy commented regarding working together as a community.

Anna Wesch commented regarding store hours and menu.

Mike Divito commented regarding new pool hours - effective Monday July 11th, 2016 the pool hours will be changing to 10:00am – 7:00pm.

Meeting Adjourned at approximately 1:00pm