

# Breezewood Acres

**Community Association, Inc.**

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The Breezewood Acres General Membership Meeting was held on May 24, 2025

## Pledge of Allegiance

Roll Call-Barbara Minutello: All members present except John Alchevsky and Andrew Benanti.

Sal Benanti: I need a property owner to approve minutes from the August 31, 2024, meeting.

Motion by Bob

Seconded by Priscilla

Approved

## Treasurer Report-Page Gleason:

CDARS Capital Improvement:	\$ 74,448.16
ICS (sweep) Account	572,520.57
Payroll	.01
Regular Checking Account	250,030.69
Money Market Account:	197,865.56
BACA Debit Card:	2,580.79
Total of all accounts:	1,097,445.78

Number of property owners paid in full:	610
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Number of property owners' payment plan:	13
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Number of property owners' partial payments:	30
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Total:	653
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That is 653 property owners paying out of a goal of 715

Legal Report-Ed Hoffman: Hi, I'm Ed Hoffman. I'm your Association attorney here at Breezewood. Not much to say as far as what's going on here with respect to, no news is good news, I guess. Right? But my job is to give the Board legal guidance because things happen. A couple things have been going on so there is a couple things I'm working on with them. Aside from that, there is nothing else to report on our end.

Property Control-William Morgan: New shower stalls have been installed in comfort station 2. The women's side is closed because we need a couple more things done in there. I know that Lehigh Township is having a cleanup. If you're in Lehigh Township the 16<sup>th</sup>, 17<sup>th</sup> & 18<sup>th</sup>. They're taking everything except electronics. We hired a new maintenance worker, we hired a lifeguard, and we hired a new bookkeeper. We ordered new mulch. Cleanup letters have been sent out. We're getting some pretty good feedback from that. The pool heaters are on. We ordered a new power washer. The women's side of CS1 the one stall is out. The cartridge was blown out, so we had to order a new one. No one has that

in stock. Gouldsboro Fire Company, the signs for your property. We can't help you if we can't find you. The fire co is making signs. They are \$15.00, make your check or a money order out to the fire company. Bring it down to the office because I know all you guys go home. Bring it down to the office. I will run them over and pick the signs up and bring them back and you can pick them up here at the office.

???????: Can we order them in the office too?

Bill Morgan: No, just write your lot on a piece of paper with your check or money order made out to the Gouldsboro Fire Company for \$15. Let the girls know it's there and when I get them, I'll run them over, pick up the signs and bring them back and you guys can pick them up here in the office. That's all I got.

???????: Okay thank you.

Sal Benanti: Thank you.

Bob McErlean: Bill is that with the legal address?

Bill Morgan: Yeah.

Bob McErlean: Thank you.

Security-Chief Palmer: Here is some information that we have been gathering for you. So, Security has been reporting trailers & derelict lots. We go all the way back to 2013. The list that's brought up to date now as of 5-15-2025. We added two more to this list. Derelict lots reported this year by Security. 114 lots have been reported for being derelict and are in need of being cleaned up. The derelict lots are from several collapsing trailers to lots with piles of building debris and junk on them. Letters have been sent out to all of them. None of these lots have been cleaned up thus far. Extra unpaid trailers reported this year by Security. 59 trailers that are now resolved. This means that they are usually billed and are paid for. This also includes being back charged for the amount of time the trailers were there. 42 reported trailers that are not resolved. All the information for these are now being sent to Admin from Security. This includes details like the time the trailer was here and the exact location. 10 trailers that were reported and later fixed by the property owners possibly helped along the way by being reported. 4 trailers that were just a visual error in our dues system are now corrected in our dues system. 7 cases in which property owners only had one trailer but showing two in our system. Some were being charged for the extra trailer. It was a visual error. So, people had trailers removed and they are not letting the office know it still looks like that when they check your name. So always double check. Also, I cannot stress this enough, please check to make sure that your phone numbers are updated. Your address is updated. We've had several trees come down and we could not get ahold of the property owners. We had to go through Facebook. We had to go on Verify Me and all this other stuff. Just make sure it's updated. It takes two minutes. The next one is trailers. Trailers, popups, sheds, Logitech sheds, boats, carports for each one of your Glens.

Glen 1: You have 131 trailers, 20 have rooms, 3 popups, 119 sheds, 14 Logitech sheds, 5 boats 2 carports.

Glen 2: You have 135 Trailers, 22 have rooms, 5 popups, 117 sheds, 10 Logitech sheds, 8 boats and 3 carports.

Glen 3: You have 256 Trailers, 53 have rooms, 5 popups, 275 sheds, 24 Logitech sheds, 8 boats, 0 carports.

Glen 9: You have 218 Trailers, 29 have rooms, 8 popups, 213 sheds, 22 Logitech sheds, 6 boats, 0 carports:

Glen 9A: You have 135 Trailers, 29 have rooms, 7 popups, 141 sheds, 10 Logitech sheds, 8 boats, 0 carports.

Glen 10: You have 233 Trailers, 39 have rooms, 3 popups, 226 sheds, 25 Logitech sheds, 9 boats, 2 carports.

As of todays, date we have 2905 Plates listed to Breezewood owners. Not all of them are updated. Some of them are not in use anymore and a lot of them are outdated. And there are a few in the parking lot. So, when you get your ticket, in the mail, it's from today's meeting. Somebody was asking for this information, that's why I'm giving it to you.

Lynn McEvoy: What does it mean? What does that information mean to me?

Chief Palmer: They wanted information. They wanted to know a lot of things about Breezewood that they didn't think was being reported. So, the next one is how many tickets were written out. Underage driving. They asked for all this stuff. So, we told them we would give it to them at the General Meeting. It's also going to be listed on the Security page so you guys can go back to look. But at the last two meetings, I believe it was. Barbara, was it the last two meetings this was asked for?

Barbara Minutello: I think it was March.

Chief Palmer: Okay, Incident reports. 4 thefts. 2 of them the property owners called back and found the items they were missing. 75 Miscellaneous. That could be us checking on their property or unplug their lights, check on their propane. That's just from this year. Gate card computer, we had issues with it twice. Trailers brought in two times that didn't have permits. They had to take them out and get permits. 2 Sheds and Trailers being moved without permits. 28 Open doors. Out of those 28 we haven't had anyone come up and say anything was missing. Either they didn't lock their door, or the trailer shifted, and the door popped open. That was 28 this year. 28 branches down or through roofs, we had 18. 17 tree branches on property. 1 Water leak reported. 6 Vehicles stored over 30 days. 1 shed left Breezewood without a proper check out. If you are leaving with anything on a trailer or in a trailer you have to stop and take pictures, and it automatically goes to your lot. So, you can come in with something but when you leave, we're going to stop you and take pictures. 29 Lights left on. 1 Banned people, 2 accidents, 5 traffic violations, 3 gate jumping. So, if you have somebody and you guys decide to go out and you use your gate card, and your guest tries to zoom under the gate. We're not keeping them. We are gonna open the gate to let them out rather than them hitting the gate. So, remind them just stop and we'll let them out and we will let them back in as long as they have their pass. We had 1 trailer fire, 1 building window repairments. 2 Property damages. 3 road reports, on????????? 1 lost dog, Wellness check, if you can't get ahold of your relative, you can call us, and we'll go check on them. Sometimes the phones up here do not work. We have no problems checking on your property or checking on your loved ones. Property checks we had 1. We had 45 illegal dumping. Power box we had 3. Unattended fire we've had 2. Cutting trees illegally we've had 1. Blowing leaves in the roadway we had 1 and hydrant we've had 1. Explain to your guests the Rules and Regulation when they come Breezewood. Because they say they don't know. People are going to get hurt. 12 they have to have their license. They just can't hop on nilly willy and have 4 people on a quad. You are allowed what the manufacturer thinks. If it's 2 people, then it's 2 people. I've never seen one that allows 3. So, explain the Rules and Regulations to them. Check your plates and make sure everything is updated. Some people insure their vehicles for three months.

Some do it for a year. Just check it. Make sure you turn the water off when you leave. If you do not have a light permit, you cannot have your lights on. Like motion lights, you have to pay for that. A lot of people also leave with their light on in their hallway for some reason. They don't notice it is on, and we find them at night when it's obviously dark. So double check your lights. Other than that, have a safe holiday weekend. That's all we've got so far.

Chrissy Gambone: Can I ask a question?

Barbara Minutello: During open forum.

Chrissy Gambone: Can you explain to me what that sign out front about bringing in trailers. I just bought one of those dilapidated properties and I just got the information in March, and my husband might have to bring up a trailer and a lift and all those things. We need to get permission to take some trees down to get to the old trailer and old building that's there. It's full of different animal crap and everything and we need time to get it done. But we need to bring equipment.

Chief Palmer: That's different. You're working on your property. Come see us or actually go to the office. But that's different. If you're doing work on your property you bring the machinery to do the work and then you take it out.

Sal Benanti: Thanks Chief.

Fire Department-Mark Rutledge: How are you doing? Mark Rutledge, Assistant Fire Chief. I just want to go over one little thing. Thank you very much for the check last year but we want to bring it to your attention. We went back in our records; in 2021 you gave us \$2,000, 2022 you gave us \$1,500, 2023 you upped it to \$1,700, 2024 was \$500. We use it to pay our oil bill. Our oil bill is \$1,500 this year. Because of the winter. We ask you to go over your budget please. At least give us \$1,700, that's all we're asking for. I don't know why you went down to \$500. It took a long time to get it, and it would be nice to help us out like you said you would. At least give us \$1,700 is what we are asking for. That would help our oil bill. With the \$500, we dug into all of our savings. This year with the funnel cakes were starting today obviously the price went up. Unfortunately, the way the cost of food is and supplies. We went up to \$7. But if you buy three you get them for \$20 so you save a dollar. So, we are asking for that \$1,700. We are starting our new year off with \$500 in the checking account. So, we're barely making it by and asking for your help again. We also need members really bad. Obviously, you're not calling us for calls still. We are getting reports for different people that are qualified. He's got them on file, and we don't get phone calls. We get nothing. Someone is going to get really hurt up here one day and you don't reach out to us. It's gonna be a lawsuit. So, I suggest you work with us and please try to do something. We'll talk after and we'll let the meeting move along. Funnel cakes today. Please help support. You guys have been fantastic supporting us by the way. I really appreciate it. We did good yesterday with the 50/50 even in the rain we're out here. We'll be up there today. Enjoy your weekend. Happy holiday.

Sal Benanti: Thank you. Election Report.

Don Sullivan: We have three seats up for this year. Qualification are owners in good standing for two years; 25 signatures of owners and the petitions will be August 17<sup>th</sup>.

Doris Hubner: Who is up for election?

Barbara Minutello: Who's off?

Sal Benanti: I'm off, John Alchesky and Barbara Minutello.

Doris Hubner: Okay, thank you.

Recreation-Page Gleason: Okay, so we're bringing, as you saw, Stacey did a great job putting the schedule out. She had it out early and she worked really hard on that. Bear with us as we work through some staffing and things like that there will be a few changes. But it's pretty solid. We are also bringing back some oldies but goodies that folks might recognize. Tonight, we are doing a beef and brew. We haven't done one of them in many years. So, you get a signature cup for \$10, and you'll get food and beer and soda. We are also bringing back Christmas in July which I heard was a good popular event. We have big plans for Family Fun Day this year. We're having Family Fun Day like all of us remember. I'm super excited about it. We're also going to have BBQ from Peter Donnelly which is delicious if any of you have ever tried that. Really looking forward to that. The dues raffle starts this weekend. We're getting an early jump on it. The dues raffle tickets are \$20 each or six for \$100. We are also going to be establishing sort of like a trail system. We're going to have some trails marked and a little map of how you can walk through the areas of Breezewood Acres and make that a little more accessible. Also, I just wanted to say that we need volunteers for all of these events. Folks have been telling us last year and over the winter how much they want to see Rec do this year. The Rec staff is very small, so we rely on volunteers a lot for these events. So, we encourage folks to volunteer. We have volunteer opportunities for all ages.

Two property owners talking at once.

Kieth Cartier: Is there a fluctuating end date on the dues raffle? And if there is please let people know for people like me so they don't get bent.

Sal Benanti: Can you wait till open forum please?

Kieth Cartier: I thought it was an open forum.

Page Gleason: Did you have something about rec?

Barbara Minutello: Wounded Warriors.

Bob McErlean: The Wounded Warrior Project. It's a big event.

Page Gleason: It absolutely is a big event. It's posted and the day is set but I don't have it in front of me.

Priscilla Miletto: July 19<sup>th</sup>.

Page Gleason: It's going to be fantastic. Thank you. Not a rec event but we are reporting.

Maintenance – Randy Kjersgaard: We are looking at doing a new pole barn for maintenance and getting rid of the buildings back here. They are dilapidated and falling apart. We've narrowed it down to two different contractors right now for the pole barn but we're still getting adjustments on the size of doors and the concrete slab thickness. We didn't narrow pricing down on anything yet. We just want to make sure it's done right and make sure it's gonna work for what we want in the future even. Not just now. Anyone have any questions on the pole barn.

Bob McErlean: We can't repair that building.

Randy Kjersgaard: The rear wall is leaning, and the roof is shot.

Bob McErlean: Say no more.

Randy Kjersgaard: It's not worth saving or repairing.

Priscilla Mileto: What about the Security thing? I thought they were doing that.

Sal Benanti: We are still looking into it. Priscilla wait till open forum.

Priscilla Mileto: It was just because he asked, and it popped in my head.

Property Control-Diane Connelly: We've been working with Security and the office very closely on all the properties that need some help. We have 119 properties that we talked about. Eight of them have been cleaned up, thirty-one people have called and have spoken to the office about a plan for cleanup. So that's amazing. A couple of the properties belong to Breezewood so we're going to look into having those cleaned up. There are eleven properties that will go up for tax sale so we will look into seeing if we can purchase any of those. "We will see if anyone else purchases any of those and get those cleaned up. A couple of other things. We have plans for the future to see what we can do, especially the lots that people own but aren't paying their dues. What can we do to go in and clean it up and charge them. So that's all things in the work. We've talked about having some clean-up days. Some properties are being deeded back to us. The properties deeded back to us and doing some clean-up days like we did last year and clean-up those properties for resale. It's going to be a long process. It's gonna cost money for some of these properties. As we sell properties and get money we'll clean up more. So, it's all in the works. And there is going to be a form. I haven't put it out yet but we're going to have a form to put out that if you have a property that you would like to report that is dilapidated. You would just fill out this form and we have a spreadsheet where we keep track of what's going on with it on the different properties.

Sal Benanti: Thank you, Diane.

Capital Projects-Clark Sabo: On Crazy Horse we did get the drawing back and I believe we paid the guy, or he is in process of getting paid. Lou from Kiley Associates is in the process of giving us the permit and the stuff that we need for the DEP. Then everything will be passed on to the contractor. It's moving so little update on that. Page if you don't mind reading the stuff you've done.

Page Gleason: Also know that this is a big line in our budget. It's going to cost us about \$100,000 to do this well and bring it up to code and all the things that we need to do. It's moving finally. We look forward to having that project finished as soon as possible. We're also going to post we have Capital Improvement for a plan and we've been working on that plan for many years. And what we think will be valuable to post many of the projects so you can all see what we've done with the infrastructure in the park over the last ten years or so to get a sense to where some of the money is going on the big projects. One of the things so you know we did a sealing and coating of Geronimo and Wapato all the way up and down and that was about \$21,000. We've been repairing the Backhoe forever for a fair amount of money. Also, we have ongoing upgrades to the conductors to the electric in each glen. We thought we could do one and then another and another. We have \$25,000 each set aside for those. To get those fixed to make sure that the electric runs smoothly. There is a really long list. I could run through it but it's probably better so that we can present that so you can all look at that and then ask us questions. One of the big things too we wanted to talk about too this comes up a lot. It came up a lot in the budget committee and it came up a number of times last year and this year and that's roads in Breezewood. As you know this park is over fifty years old. Our roads are dirt roads, and they need a lot of repairs. This is going to be an extremely expensive project to get done. It's going to cost somewhere around \$200,000 - \$250,000 to really get these roads fixed the way we want to. So, one of the questions or things that I

think would be good for us as a community is to consider how we want to do this. How do we want to space it out. How much of our annual budget do we want to put towards this. Do we want to consider something like an assessment. So, in addition to the dues, a \$200 assessment for two years. That would then cover the cost of fixing the roads and that money would be dedicated to the roads? I think this is something we need to contemplate as a community about how best to fix this. How we're doing it now how we're just patching it and that kind of stuff is just in the long run an expensive way to do it and it's not really fixing the problem. So, I just thought I'd bring that up to y'all it's something we need to think about as a community. I know we talk about it in meetings. I just wanted to frame that out for you ya'll. We have quotes for Glen 10. We have quotes for Glen 1 and we have estimates for the other ones and if it is all total it would be about \$250,000 to fix the roads.

Sal Benanti: Thank you, Page.

By-Laws-Clark Sabo: We are going to start a By-Law committee within the next month or so. Page is going to help me with it. I'm gonna have Page on there and Diane and John Alchevsky. We're going to get them going and get them cleaned up and make sure we have one set. Also, Page will help get a list of property owners that are in good standing that would like to be on the committee.

Page Gleason: And the idea would be to spend the next year working on that. Then we can have something that the owners can approve by this meeting next year.

Public Relations-Page Gleason: This is on behalf of John Alchevsky who is not able to be here today. One of the things that John has been working on is regular reports to owners. He did one about a month ago. We will be posting regular reports, so you know updates on what we are doing and how things are going and any challenges we're facing as a park. So, sometime in the next year we're gonna update and upgrade the website. There has been a number of issues and it could use a bit of a refresh. So we're trying to figure that out and that will be over the next year, not over the summer. But those are the two main things.

Parks Management-Page Gleason: As I think all of you know, we are battling Beech Leaf Disease this year. This is a disease that started in Ohio, and it has been moving across the eastern part of the country for the last fifteen years. So, unfortunate for this, we sit sort of on a Beech grove. So, over the course of the summer some of the Beech Trees, their leaves will start to fall off and they'll start to brown. Eventually this will kill the trees. This is one of the reasons we're seeing more trees falling and all this other kind of stuff. Talked to the county forester last year and they were struggling to figure out what's a Forest Management approach to fixing this. It's been an individual like, this is how you fix this tree. Which is easy if you have like ten of them. If you have acres and acres like we do it's a much more challenging project. So, over the past year apparently there's been some progress made on how to deal with this. Some kind of forest level kind of thing. So, the County Forester is gonna come talk to us on June 26<sup>th</sup> to help us figure out how best we can at least minimize the damage or hopefully fix some of this to save the trees and all of that. We're gonna figure out from that what steps we need to take as a park and like if we offer replacement trees. It's really important that we keep this forest cover. Otherwise, we're not going to be camping in the woods anymore. We'll have an update after June 26<sup>th</sup> based on what the forester tells us and what we need to do.

Chrissy Gambone: I don't mean to push it but my husband is a certified arborist and a consulting arborist and he works with this kind of thing. He doesn't need anybody to rebut his report he is a consulting arborist and makes the report.

Page Gleason: Excellent, let's talk and he can be part of helping us. Thank you.

Sal Benanti: Okay, we are going to start Open Forum but before we start, I would like to thank Jerry and Lisa for donating a shed to Recreation. Thank you very much.

APPLAUSE

Open Forum

Keith Cartier-Glen 1-Lot 180: It's been over two years asking for electric to be hooked up on my 178 lot. Did we hire an electrician?

Sal Benanti: I've never heard anything about it.

Laughter

Keith Cartier: I'm not surprised.

Sal Benanti: What glen and lot again?

Keith Cartier: I've been in that office about 20 times. I need the wire hooked up on the pole and I need the box replaced. I've been asking. What do I got to do? Do I need to pay for it? Give me an electrician and I'll pay for it. Every time I ask for something you guys drag your feet and then in the end I gotta pay for it. So, just tell me what I gotta do.

Randy Kjersgaard: I know exactly which lot you are because I went up there two months ago because it was given to me by the office and I took pictures. The lines were cut up there and then it was cut down bottom.

Keith Cartier: Yeah, somebody took the box.

Randy Kjersgaard: I did see it and I did say it needed to be addressed.

Keith Cartier: So where did it go from there?

Randy Kjersgaard: See that goes to the outside contractor Martini. Because he deals with the high-power lines.

Keith Cartier: You guys have my phone number; you know my address.

Randy Kjersgaard: You also had the problem with the tree behind you also, correct?

Keith Cartier: Yeah, so after two years of complaining about this black widow tree we come to the conclusion that I could just cut it down myself. I could pay for it myself even though it's on a delinquent property. Because I'm surrounded by them. I'm surrounded by ghost properties. Nobody is there. Even Breezewood property you have trees falling down there. And next to Green Land. It's like Brownsville, Brooklyn. Have you ever been to Brownsville, Brooklyn? It's like a bunch of shacks. And that's what it's like. Like a big homeless shelter with a Kenmore box on it.

Sal Benanti: What's your Glen and lot again?

Keith Cartier: Glen 1-lot 180. Whatever we've gotta do. If I have to pay for it, I'll pay for it. I was told I don't have to pay for it but I'm just tired of kicking the can around.

Sal Benanti: Okay, Bill can you call Paul Martini?

Bill Morgan: What's your phone number?

Keith Cartier: 516-457-4036.

Bill Morgan: Okay, I'll have Paul Martini call you.

Keith Cartier: And if you guys know of a tree guy because the other guy stole tires, right? He was actually supposed to do it that week, but I need a tree guy.

Barbara Minutello: I just had Rex Brand yesterday and he was in and out in like an hour.

Randy Kjersgaard: I just looked at my photos. I was at your lot on March 9<sup>th</sup> taking pictures of your electric and the tree.

Keith Cartier: Yeah, everybody's been at my lot looking at that tree. We could have had a tree party.

Randy Kjersgaard: I just wanted to let you know that I personally went and I knew what you meant when you started discussing it.

Keith Cartier: We could have had a tree party. I appreciate it.

Randy Kjersgaard: I was there, and I did report that the work had to be done by Paul Martini.

Keith Cartier: So, what's next?

Bill Morgan: He's the one that will be calling you.

Keith Cartier: Thank you very much.

Chrissy Gambone-Glen 3-lot 216: We own 215, 216, and 117 and 118 across the street that we just bought. We've been here since 2016, and nobody's been in there. So, if I need help with the electricity or water is there somebody we can consult? Because my son in-law is an electrician but who would he have to consult with? To see the codes for Breezewood.

Barbara Minutello: Electricity as far as what?

Chrissy Gambone: The electric getting hooked up.

Barbara Minutello: The box?

Chrissy Gambone: Yeah, and the water if it's working. We don't even know yet. Do I have to have it all turned on by somebody. We don't know who to go to.

Sal Benanti: Go to the office and tell them to make a work order and give your glen and lot and we'll have Tommy check it out. To make sure everything is working.

Chrissy Gambone: Okay, thank you.

Bob McErlean-Glen 10-Lot 265: Happy Memorial Day everybody.

Everyone responds

Bob McErlean: I just wanted to say thank you to the Board of Directors for keeping the park running. Thank you.

Sal Benanti and Barbara Minutello: Thank you Bob.

Jorge Pastrano: I've been here for the last three years. I'm always on time with my dues except this year I pay in April. The last two years I have a \$100 discount, that's why I pay in January. But this year I pay in April, and I came here the third week of April and pay my dues for my main property. Then I just found out that I have to pay a 2<sup>nd</sup> set of dues because I bought my 2<sup>nd</sup> property is connected to my main property, and everybody said I only had to pay one set of dues if the property is connected to the main property. So now I have to pay a 2<sup>nd</sup> set of dues for the 3<sup>rd</sup> trailer. Because I bought the property and I bought it like that. I didn't even know I have to pay the dues for the extra trailer. I only thought I had to pay \$125 for the 2<sup>nd</sup> trailer.

Barbara Minutello: Your only supposed to have two trailers.

Jorge Pastrano: Yeah, I just can't ??????????. So, when I came two weeks ago with my two little kids at 2am in the morning, raining I find out I don't have breakers in. I paid my first dues but I didn't know I had to pay a second set of dues. I came the next day at the office and the lady I spoke to Jacquie. Jacquie said yea, you have to remove the trailer if you don't want to pay the dues. I said okay so we're trying to remove it so I'm trying to stay for three days, and I hired two companies to come and try to remove the trailer. They can't do it because I have two trees and a problem with the trailer, and they can't pull it out. It's going to cost me more than to pay the second set of dues. I said okay I decided to pay the dues, but the lady Jacquie told me to write a letter and send it to the Board. I did and have the proof that I did the same week. I came back and thought everything was resolved and they say no that I had late payment for the second set of dues and no power. They said I have no power until I fix the problem. I said I sent the letter can you check for me. She checked for me and found it and she said, "Oh yeah I found it". I asked her to send it to the Board because I need to bring my family here to enjoy. I paid for the dues and everything and she said "Okay". Then she got sick, and I called the office, and they said she wasn't there.

Sal Benanti: Yeah, she was in the hospital.

Jorge Pastrano: But she didn't send the letter. I was there last week, and she didn't forward my e-mail. So, the other lady. What's her name?

Janet Mahler Brown: Sheila.

Jorge Pastrano: Yeah, yeah Sheila. She said let me see I'll take care of it. So that's why I'm here. I decided to pay, like I said, the second set of dues no problem for me. Because I didn't know that I had to do it. I bought the property because I thought it would be one set of dues. Now I know that you have to pay for the third trailer. But anyway, I'm here because I want to set it up. Like I said I have no power on my properties, and I get a fine also and they sent it to an old address a \$2,500 fine. I said it's more than my dues. But I don't know if you can give me help or something.

Sal Benanti: We'll talk about it after the meeting. In the back room.

Jorge Pastrano: I just need to resolve it please. If I have to pay a second set of dues, I'll pay it.

Sal Benanti: After the meeting we will have a meeting ourselves.

Jorge Pastrano: Thank you very much. I appreciate it.

Barbara Minutello: I think we should have Mr. Pastrano and Chief Palmer.

Chief Palmer: ??????????????????????????

Barbara Minutello: Okay.

Page Gleason: That's fine, let's do it.

Jorge Pastrano: Thank you so much. I appreciate it.

Christina-Glen 10-Lot 24: Thank you for sharing. I don't have a similar situation, but I think it stems from similar issues and concerns. I just want to express to everyone that I've been a property owner in Glen 10 since July 2021. I love Breezewood. It's very nostalgic for me. I'm here not to just express concerns and frustration but more so in hopes of hopefully building a better system so that things like this can hopefully be avoided in the future. So, this year unfortunately personal situations I opted into a payment plan for the dues. I was told I could either give cash or mail in a check. Obviously, I live out of state so I would be mailing in a check. I would do it prior to the first thinking it would be sufficient time for it to arrive. Previously in the past I've been told as long as it's postmarked prior to the first it should be fine. In my last payment I saw after that I received a \$300 fine. I was very confused. Even for a late fee it seemed a little bit unreasonable. When I called all the ladies in the office confirmed it was a late fee. I was just taken back from that fee in general. However, that's not the reason I'm here. The reason I'm here is because I called the office, and they told me what to do and what was going to be done hopefully. Had to speak to the Board. I had all intentions to do that. I did send an email just to have it in writing for you all this morning. Because I arrived last night after 3 hours of travel getting here. Very similar to the situation, the person just said you know rainy and cold after 8pm I arrived with food. No breaker in sight. I was very confused. I never even thought that was a possibility. And the reason why I am here is I have great neighbors who let us borrow their fridge. I thankfully have a gas lamp. But it was very disappointing, and I was very blind sided. I wish that could have been communicated to me. Even when I did contact the office. Thankfully I don't have any children or anything like that. Thankfully we were able to figure it out. But I wanted to just express because I think that a lot of these things happen in Breezewood and I just wish there was just a little bit more communication, transparency so things like this can be avoided. Of course I paid the balance I needed to pay this morning. I was confirmed that my check literally came on day after it was supposed to. I'm sorry about that. Maybe I need to take accountability for that. Maybe I should have followed up more. I just didn't know that the extremity was to be having the breaker taken out of our box. I didn't realize that was going to be the consequence. To me that is a little extreme. However, I do want to emphasize the importance of these boundaries. I understand the delinquent payments have to be addressed. I just really wish, please let's review this situation. It was literally just one day late. I've never been late before. Just the way it happened, it was very disappointing for me. I just wanted to express that and want a little more communication.

Sal Benanti: Thank you.

John Days-Glen 2-Lot 86: I've been up here complaining about the pool stuff. This is the General Meeting, and I want to explain to everybody all the facts that I have and then they can talk afterwards. Don, the pool guy, how is he related to you?

Don Sullivan: He's not related at all to me.

John Days: No family whatsoever?

Don Sullivan: None whatsoever. I don't know where you got this information John. The only time I've ever worked on that pool it's me.

John Days: Alright, alright. I'm on the budget committee and I'm going through I'm not going to bring it all up and there are different charges on here. I'm like goddam why does that cost so much. I don't know what filters cost. So, I asked our president for a receipt. He gave me a receipt for the filters, and it was close to \$22,000. The parts were \$11,525.51. Guess how much the labor was \$11,085. I own my own company. You can't charge someone fifty percent for parts and fifty percent for labor. I swear to God one of these is related to him. I said why don't you get more estimates. They are trying to say you can only get one person to give us an estimate which I think is a ??????????????. So, my sister is friends with. One of her best friends owns a pool company. So, I call Larry and asked him to look at this. He looked at it and said the parts are right where they should be. He looked them up for me but said the labor is astronomical. So, I called the Board, and I told them. The Board has a problem of calling people back. I asked Larry how much it should be for labor and said without looking at it, it should be anywhere from \$3,000 to \$5,000. This estimate is from 2023 so I said we should be able to get out of this. We paid for all the parts there sitting at the guy's thing. They weren't installed last year. I don't remember why it wasn't installed. They said we need new filters. The filters worked all year long. So, I gave Sal Larry's number. I said I don't care if you use Larry just call him up and get the information. He's not a fly by night. This is what Larry does for a living. Call other people to get estimates. Well, Sal has a problem not calling back. Larry submitted a bill and said, "John it's \$9,100". I called Larry up right away and said "You told me between \$3,000 and \$5,000. He said "John, your guy won't call me back. I don't know what material they have or what they don't have". So, Larry was adding in. I have Larry's proposal here too. Larry was adding some sand and other things that brought it up. But he said if he came here in person, it may be cheaper. That's what it is for right now. But I talked to Sal, and he told me that he talked to the Board, and they would rather go with Strand. Even if they went with Larry, it would be approximately cheaper going with Larry instead of Strand. They proceeded to go, and it cost us more money. I don't feel they're looking out for our best interest for what stuff should cost.

Lynn McEvoy: Look at what happened with the roof. When they replaced the roof.

Priscilla Milleto: No, we're talking about the filters.

Lynn McEvoy: I know what you're talking about. It's the same thing.

John Days: We're talking about the filters. It didn't. Can I just finish my thing first.

?????: Hey John did your guy come and look?

John Days: No, cause Sal does not all that. My guy also he's my sisters his wife is my sisters best friend.

?????: So, he's related to you.

John Days: No.

Laughter

Christine Gambone: We know Eagle pool and spa too. My daughter isn't related to them, but she has worked for them and knows about chemicals and filters and stuff.

John Days: My guy said he would do us a favor. He lives 2 1/2-3 hours away. He said he would come up here and inspect everything. He said he can't do it for free but to call him and he would tell us what he wants. I don't get involved with none of that. That is between those guys. Sal never asked him about that. I talked to Larry last week and I asked him what happened. He said he sent an estimate, and they didn't call him back and now it was too late. I told Sal if you want to do stuff this guy gets busy, and they dropped the ball again. So that's what's happening here. We talked about putting a cover on there. Larry said instead of buying covers, which he thinks is a waste of money because too many things could fall on it. There is a thing called liquid cover that he can put on there. It's a liquid that you put into the chemicals and it's like putting a cover on there so we can save money at night. But Sal never called to ask him about that. Sal how much did Strand quote us for the heaters? I went into the office yesterday and I asked the girls if I could have a copy of the estimate. They said they're not capable of doing it. You have to wait for Jacquie. That's another thing I wanted to bring up here. We have three Secretaries here, but it appears that Jacquie is the only one that can look up stuff. What if Jacquie dies or quits.

Barbara Minutello: That's really lovely.

John Days: I'm just saying.

Barbara Minutello: Jacquie is currently in the hospital; you do know that don't you?

John Days: I know that. I'm just giving an example. If she leaves the company.

Barbara Minutello: We actually had this discussion this morning.

John Days: Did you tell any of them?

Don Sullivan: John, can you bring it down a little bit.

John Days: I bring up stuff, so everyone knows. This is a General Membership meeting. You guys have meetings all the time, but you keep it between yourself. You don't like to tell us.

Barbara Minutello: Do you know how we can solve that? Here's a petition. You should run.

John Days: Oh, Barb stop. Is this your first meeting this year because I don't really see you on the things.

Barbara Minutello: Actually, it's not.

John Days: How many have you made?

Barbara Minutello: I've made January and February. I worked March and April. And I'm here now.

John Days: And how many did you make last year?

Barbara Minutello: The same amount.

John Days: Yeah, you missed a lot of meetings.

Barbara Minutello: Do I?

John Days: Yeah, you do. You're condescending to everybody

Barbara Minutello: You're up here yelling at me saying well if Jacquie dies and then we don't bring anything up.

John Days: I said what if. I said what if Jacquie dies or quits.

Barbara Minutello: And we had that conversation this morning about having the office cross trained, so everybody knows how to do everything. And it shouldn't just be the office; it should be all departments.

John Days: And that's just starting now? I've been here since 2008. Why wasn't that in effect to all the girls. I love all the girls in there. Every time I go in there, they help me out and give me all my information if they can.

Barbara Minutello: If they can.

John Days: But I went in there yesterday and both of them said we can't do that. We don't know where to find that. I'm just bringing up a thing.

Barbara Minutello: Okay and now this has become a thing that we are aware of. And we know it's a problem now.

Sal Benanti: Okay do you want my prices or do you want to talk more?

John Days: I want to know your price for the heaters.

Sal Benanti: Strand pool \$16,907.44, your friend LA Pools \$20,632.90. I talked to Larry back in April. April 13<sup>th</sup> we were talking, and I asked him to give me a price quote. He gave me the price quote. Then I was waiting for a second quote from people I didn't get. Then I called him May 2<sup>nd</sup> and he said, "I'm eating dinner Sal, can you just text me what you need". Hi Larry Sal from Breezewood Acres, did you send an updated quote like I asked for two new heaters again without the power vents. Because we have two brand new power vents. I'm still waiting for those two prices. Your friend didn't even respond to me. I called him and he said he's eating dinner. Guess what, I eat dinner too, but I call, and I do my job.

John Days: I figured they would not be able to get out of the filter contract, but I was told they could until I gave him the price. Then they didn't want to talk about filters anymore. They wanted to talk about heaters. I sent a revised proposal on 4/7, and I got a text from Sal on 4/13 asking to break down a quote for one heater and two heaters. But he had already previously told me that he could buy the heaters cheaper than I could buy them for. Nobody really knows what is going on and why spend time pricing out a heater when he can buy one cheaper than I can. I didn't know if he was bluffing or not, so Larry didn't want to waste his time. But Sal doesn't like to call people back in a timely matter. Sal tells people what he thinks they want to hear. So, we can go back and forth.

Sal Benanti: John just chill out. The thing is the pool heaters were purchased. They were \$11,500 the filters. The pool filters got installed late September-October last year. The whole Board didn't know. When he came here to winterize, he changed the filters. That's why I took pictures and sent them to Larry, and he said that it looks like we have new filters. I told him they were old, but no one told us. Bill Morgan didn't even know.

John Days: How can someone come in here? I'm not putting you down but Annette that should have been her thing.

Sal Benanti: But they put it in the log that they came in. They never told what they were doing.

Chief Palmer: Winterizing. They didn't say they were changing anything.

Sal Benanti: So, we called Strand Pool and asked if they put the filters in and they said yes they did it when they winterized the system.

Chrissy Gambone: Was that in 2024 or 2025.

Sal Benanti: That was 2024

Chrissy Gambone: And you just said September we got the new one.

Sal Benanti: We have a brand new one. I took a picture and the guy said they look like brand new filters. I said they are old from what I'm told.

Chrissy Gambone: But it sounded like it didn't even last a year.

Everyone: No, no, no.

John Days: This is showing the Boards incompetency. I asked for pictures. Larry asked for pictures. The Board got Tommy to take pictures.

Sal Benanti: I did, not Tommy.

John Days: So, I sent them to Larry, and he said they look like brand new filters. He said something is wrong. So, I go to the Board again and they swear to God that they're not done yet they are sitting at the pool companies shop. So, why didn't you get more than one price?

Barbara Minutello: Can I interrupt here for a moment? The Board are not employees so these questions should actually be going to the Property Manager. It's not the Boards responsibility to place phone calls to vendors. It's our responsibility to follow up and make sure it's done.

John Days: I asked Bill about this, and he said he had nothing to do with this. That Sal and Don were running this.

Don Sullivan: No, you had me as I was the company that was doing the filters. John, you're all wrong with that and I want to tell you right to your face. You're lying when you start with that stuff.

John Days: I never lie so let's get that straight tough guy.

Barbara Minutello: Let's take a breath.

Don Sullivan: I'm just a little bit tired of you

John Days: I don't care what you are.

Don Sullivan: I know you are.

John Days: You know I am what?

Don Sullivan: You know what, never mind.

Barbara Minutello: We're gonna stop.

Sal Benanti: Okay, the pool filters are replaced. We are working on the heaters. We're trying to get a price for one this year in the budget. Strand Pool said right now they are working fine. We are going to try to budget for next year. We got prices and Strand Pool in \$3,000 cheaper than LA Pools.

John Days: That's great but we should be getting 3-4 estimates. Not just one.

Sal Benanti: We got two. Here, here do you want to read them. We got two.

John Days: Listen, you should be getting 3-4 estimates.

Page Gleason: He just said he was getting another as well when he was going back and forth. We are working on it John.

Sal Benanti: You don't listen John, you just don't listen.

Don Sullivan: You don't want to listen.

John Days: If you guys ever want to see my facts. I have the budget committee right here and all of the things they say they spent. The reason why I asked because 2022 these are actuals. \$74,030 that they spent on the pool. 2023 \$75,000 on the pool. 2024 \$100,000. So, I said can I see what we spent here and there. "Oh, we made a mistake, we're gonna get you new stuff". Then I have other stuff here. It's not like I'm bringing stuff up and making it up. I have facts here for actual for 2024 \$39,150 that's what we used on the pool. 2023 \$33,914.18. 2022 \$72,500. Who wouldn't want to know why we have all these prices. I'm asking for itemized things. This is what I get. You cannot itemize this. I went in there and asked for an itemized budget for the last three years. I want January vs December's budget. Because someone here told me that's what I need to know for sure what's going on. You still don't get what you're supposed to get when you ask for it.

Page Gleason: John, you can get the IE Statement whenever you want, and I told you in the lines of that big spreadsheet some of the lines have shifted from way earlier in the year. It was an error. Those will give you every piece of information you need. The Income Expense Statement has everything you need. You can have them for years and years.

John Days: And then when I went into the office yesterday because I need it to be itemized, and I want to know exactly what we spent. When you told me that Larry's was \$9,100. The reason that Larry's was \$9,100 when I originally told you \$3,000-\$5,000 was because he didn't hear back from you. And he didn't know what he had to buy. So, when you go through his stuff he added in all the sand and other stuff he might need to bring.

Sal Benanti: That's because we were looking for other vendors for price quotes. Because you prefer three quotes. Why should I call him while I'm still waiting for three other quotes?

Barbara Minutello: Once again not the President's responsibility.

Sal Benanti: I'm following through with everything. But you want two quotes, so I called different companies and if they don't respond to me.

John Days: Bill, why don't you put this to rest. Who's taking care of this? Is it your job or his?

Page Gleason: Who gets paid?

Sal Benanti: Who's paid, it's his.

Bill Morgan: It's both because he has contacts that I don't have.

Page Gleason: That doesn't matter because it's still staff's job. Not the Boards job to do the work of this park.

John Days: When I talked to Sal, he made it sound like it was him and Don were handling all of it.

Page Gleason: Because he chips in to help because it's a very small staff.

John Days: I understand that.

Page Gleason: But it doesn't mean that it's his responsibility. The fact that he's doing this at all show's that he is a good President and that he cares about this park. It's staff's job to run this park. We are a oversight Board. We are volunteers who do all of this work for free every single day. So it's not Sal's fault because Sal is helping.

John Days: Well, how much more did we spend than we had too?

Page Gleason: I don't know, I don't know John

John Days: It looks like we spent an extra \$7,000.

First recording stopped and second recording started

Don Sullivan: This started out in 2023, and it was proposed, and it was accepted, and it was a contract done. The only hold up was the pool guy we held him back a little bit because they relined the pool. We got in a crunch of getting the pool done and getting the filters. So, he said they were going to hold off on doing the filters and let's get through the summer. And when we get to the end of the season, we can do it. And that's what he did. Meantime all of this got out of whack because it was done. We didn't know it was done. We didn't know that they had come in. We are trying to get things done. I'm trying to get heaters. I spent my time last year working on those heaters only because we can't get somebody in to repair them. I spent hours over there and I'm not a pool company. My brother has a pool company in Jersey. He will not come up here, it's too far. It cost him too much money.

John Days: Maybe that's where I'm getting confused.

Don Sullivan: That's what I'm saying. I'm taking care of something. I should be up here taking my time relaxing, taking care of my wife and what I'm doing up here. Meantime I'm spending my time over on those heaters that we need, and all we're doing is patching them and trying to save money.

John Days: I understand this.

Don Sullivan: You don't understand it because you keep putting it out that in other words that I am a company, and I am doing this for money. I haven't got paid one dime. All I've done is spend my time on it. You've been blaming Sal for doing things that he didn't do. John, you have to understand if you want to do all this stuff come on over on this side.

John Days: I don't like that side.

Don Sullivan: I know you don't like this side because you don't understand how people want to be heard.

John Days: Yeah, okay.

Page Gleason: I think we've talked about this enough, can we move on?

Barbara Minutello: Please.

Sal Benanti: Have another person step up please.

Bob McErlean-Glen 10-Lot 265: Just a recommendation. I've been here thirty-nine years. We've been using Strand Pool for thirty-nine years. Don't kick yourself in the ass. Don't lose Strand.

Sal Benanti: The thing with Strand is every time we call, they come right away. If we call a guy who is an hour or two away, he is never going to show up.

Bob McErlean: Just like Paul Martini.

Don Sullivan: People don't understand. People don't come up here to work for some reason. With all of these people you just don't get the people to commit.

Barbara Minutello: Is there anyone else for Open Forum?

Bob McErlean: When Joe Sampson came back to Breezewood to work he replaced those pool heaters. I went shopping with him for them.

Don Sullivan: Well, the pool heaters are...

Sal Benanti: They're done, they're new.

Don Sullivan: Randy will tell you. Randy worked on them the year before. All I've done is spend time replacing burners. People don't consider the cost factor if you need to get someone in there. It's over \$100 an hour to get somebody to come in to do it.

Bob McErlean: Absolutely.

Lynn McEvoy-Glen 9-Lot 322: I have just one, well a piggyback on what John Days said. Last week Jacquie got sick, and I hope she gets better. The other two girls were out, and it was Tuesday, and I called the office and nobody answered. I want to know why my water is out. So, I called Security. I was a Manager of a New York City Recreation Center when people called out, guess who had to do the job. I know Bill is here and I'm not knocking you, Bill.

Bill Morgan: Thanks.

Lynn McEvoy: But why can't Bill pick up the phone and say I'll take a message. He should be able to back up the staff. I mean, is he in charge of that staff?

Sal Benanti: Yes, he is.

Lynn McEvoy: My thing is with John Days. I know what you guys do and I'm sorry you guys have to do so much on the pool but why is Bill not doing more of his job. I'm really not picking on you Bill.

Laughter

Lynn McEvoy: You are the Manager. You're the Property Manager. You should know what's going on with that pool. You should be able to answer our questions.

Bill Morgan: I can answer most of the questions but when it comes to parts. I only know so many people. If you get a speeding ticket I can help you out.

Lynn McEvoy: Oh really.

Bill Morgan: But when it comes to pool parts and I call Strand Pool and Deep Dive says I know a guy let me get a price off of them. We work in a circle.

Lynn McEvoy: Okay, so you can take care of those parts and what have you. Why is it such an issue? I had to get quotes on anything I ordered for my center. That was protocol in NYC. I think we should do the same thing. You go back to when they put this roof on. I think it was 2017-2018 we had three quotes, and we went with the most expensive. We went with the most expensive because he guaranteed it for life. You know what, there's not a roofer in the world that would guarantee a roof for life. This building will fall down but maybe the roof will still be there. But I understand John's frustration and I also think going back to the office. You only have two girls. I wish Jacquie a speedy recovery, but you need someone else to back up Jacquie. You know Jacquie only has this paper. She's the only one. Guess what, maybe Bill should go in and do whatever Jacquie does. Everything is Jacquie, Jacquie, Jacquie they need to know. These girls need to know, and they can't give you all the answers. I wrote an email to Jacquie, and she got sick the next day so that's off in the wind until Jacquie comes back. I think the problem lies and we really need to have backup in the staff. Not close the office because everybody is out sick. Sheila was out, you were out, and Jacquie got really sick. So that's it, we close the office. Unless there is a blizzard I can't see why we would need to close the office. Bill, you've got to jump behind the phone. As a Manager I think that's the way it should be run.

Bill Morgan: If it's the day I think you're talking about I was in and out.

Lynn McEvoy: I know you were here. I know you were here because I saw the truck. But honestly in and out call back. Did anybody leave messages? I'm sure there was plenty of calls there.

Bill Morgan: I think we had 25-30.

Lynn McEvoy: Yeah. So, do we wait for Jacquie to get back? Do you know what I'm saying. So, we have to run it like a business. As much as we're a park and want to have fun. And no everything shouldn't be on you guys. We pay people in here I would think decent money to do their jobs. And yeah I'm sorry he's the Manager. Thank you.

Sal Benanti: Thank you.

Mary Reed-Glen 9-Lot 196: I do want to say when I checked in, they said my dues were not paid. However, the dues on those lots 195 & 196 I pay on my other set because there is nothing on them. I just want to make sure that I am in good standing because I've been here twenty something years and I've never not been in good standing. I'd like to be on the By-Laws committee; I have a background in compliance, and I would like to help with that. We do have some trees down and will clean them up. I'm going to second the other people. I've been here a long time. I've moved properties. I've flipped trailers and taken trailers off. It takes forever to get your statement fixed. It took me three years to get a trailer that I removed, that I sold off my statement. Off my Breezewood statement. Three years. This is the first year I'm not paying dues on my original lots, so I just want to make sure they are off in a timely manner. That's all I ask.

Barbara Minutello: Noted.

Mary Reed: Thank you.

Sal Benanti: Thank you.

John Days: I had a few people text me, they want to know what's going on with the trailers above Glen 10. I know for a fact that one was let out through Breezewood this winter. But they give us such a hard time if anyone walks on their property. So why would we do them any favors whatsoever. I'm scared they may be using our power or our water or something. I don't know I was just told to ask. I'm told there are five trailers up there now.

Sal Benanti: First thing is that's not our property and they are not our trailers. He owns 300 acres so he can put trailers wherever he wants.

Bob McErlean: Yeah, there's quite a few trailers up there.

John Days: Did you tell him he could take a trailer through Breezewood this winter.

Sal Benanti: Yes.

John Days: Why?

Sal Benanti: Because he asked if he could.

John Days: But he won't do us not one favor.

Sal Benanti: Yes, he does. If anything happens, he lets us go through there. For anyone cutting through property in State Land. They cut through State Land, and they come through his and come to us. We could have Security watch them.

John Days: So, we're watching each other's back?

Sal Benanti: Yes, we are.

John Days: Okay, people told me to ask.

Sal Benanti: And they're not getting power from us John. I'm not supplying power. That's what's going around. My property is across the street from him.

Doris Hubner-Glen 9-Lot 374: I have a couple questions about the snack bar. What are their hours gonna be?

Sal Benanti: Hours. Their contract says 7:30am-7pm. I spoke to Jen this morning. I asked her what her hours were, and she said 7:30am-3pm close and then reopen from 5pm-9pm.

Doris Hubner: Because yesterday they closed at dinner time. Yesterday was the start of the season. They were open late in the morning till about 4pm and then reopened at 7pm. After the dinner hour. Suppose I come back from shopping and want to get something.

Sal Benanti: I asked her this morning, and she gave me the 7:30am-3pm. Take a break and then 5pm-9pm.

Lynn McEvoy: That's not consistent.

Page Gleason: It just started yesterday so.

Doris Hubner: Yeah, I know. She had a whole month to try it out and every day was different. I want to see some kind of consistency. They seem to run out of stuff a lot.

Sal Benanti: They do. They need to restock more. They're trying to get a feel of what's going on. Hopefully this weekend.

Doris Hubner: Yeah, they had the whole month and now things are gonna start picking up. So, they need to be a little more prepared. It's a business. I do think the menu; I'm just saying it. I think the menu is a little more complicated than what's needed for a campground. I know you have to charge for what you're giving. I think she also needs to cut back and have some basic meals. There is nothing wrong with slapping a hamburger on a bun and putting a pickle and give you some ketchup.

Sal Benanti: Right. She told me that property owners can give suggestions. Let her know what's going on.

Doris Hubner: But I'm serious. I'm saying this here where maybe you could turn around and say listen my members said this, this and this. I don't want everybody going up to her and her feel attacked. But seriously there is nothing wrong with just slapping a burger on a bun.

Randy Kjersgaard: I've heard from the teenage kids that they would like to see more picky foods.

Doris Hubner: Right and \$3-\$4. I came in here one day and gave her a fair try. I personally cannot eat that kind of food on a regular basis. So, I have to pick and choose. There was a burger with bacon and onion rings on a bun, and you had your choice of cole slaw or fries. I figured you're putting extra on the burger I figured I'd be nice, and I went with the cole slaw. A little spoon of cole slaw maybe a quarter of a cup. \$14. If I had my kids with me or when your boys were younger and you brought your three kids to buy a meal it would have been \$60-\$70.

Sal Benanti: It still is.

Doris Hubner: A little bit too much money for a campground. So, we need to readjust some of her items so that it's more affordable for a family.

Sal Benanti: Okay, I'll have to talk to her.

Doris Hubner: Perhaps she'll get more business that way. I don't want to see her fail but at these prices I think a lot of people are going to boycott her.

Sal Benanti: Alright.

Doris Hubner: The food I had tasted good, I have to say that. But \$14 for a burger I felt like I was in NYC stopping at one of the restaurants and having a gourmet burger. You know we're camping. You have to ask her to readjust her menu a little bit. But I do want to see more consistent hours. And I don't see a store here yet. That was supposed to be open this weekend. So, she needs to fulfill her contract obligations. I don't want to see advertisements that they're running up the road to Dutches. I don't want to order food and have it come 7 miles from Dutches to here cause by that time it's cold. The food gets cold if I buy it here and just ride up the mile to my trailer. So, I don't want to see it coming 7 miles from Dutches. So, we need her to stick a little bit and downplay the menu. And did you see the ice cream last night? I don't know if you did but it was pathetic. For \$1. I don't think you're going to get anyone for the ice cream social. It looked like a kiddie scoop in a cup. Am I lying Barbara?

Barbara Minutello: Tony wasn't happy. But yeah.

Doris Hubner: Tony was not a happy camper. He had a cup with two scoops in it and it looked like one scoop with a couple sprinkles on it. That's highway robbery. I know things went up. I do shopping but that was ridiculous. We need a bigger scooper.

Sal Benanti: Okay, Thank you Doris.

Charlie Oakley: I just want to say Bill, if I get busted you better be there.

Laughter

Bob McErlean: I just wanted to remind you all with all the chaos going on with the office and Jacquie being out and all. Bill had major water problems up there in Glen 9, was it? And the roads. He did a damned good job. Especially on Delawana right at that T section. I dropped into that sink hole 3 feet deep and I was pulling rocks out with my chassis. But he had it fixed. Thank you, Bill.

Sal Benanti & Barbara Minutello: Thank you Bill.

Jim Donahue-Glen 2-Lot 17: Can I ask you what we charge them for a season?

Sal Benanti: \$2,300.

Jim Donahue: Thank you.

Barbara Minutello: Do we have anybody on Zoom for Open Forum?

Page Gleason: Does anyone on Zoom have a question or a comment or whatever?

Doris Hubner: Yeah, one question. When are they gonna open up a list about the By-Laws?

Page Gleason: As soon as we can get one printed, we'll have it for you.

Doris Hubner: Okay, thank you.

Mary Reed: I actually have another question. The Fire Department are volunteers. But are they like 501c? Are they nonprofit?

Barbara Minutello: I can't answer that question.

Mary Reed: Okay, I was just curious.

Sal Benanti: Is Chief here?

Priscilla Miletto: First of all and foremost I want to thank you for last year for a lot of clean up that was going on in the lots. That has not been done since I've been here. This is my sixth season. The other thing that I was gonna bring up is Mother's Day was here, and somebody got a letter and was quite upset, and the property was cleared. I guess they took a picture of something, I guess it was an old planter. And the man was disabled and trying to move this thing with one arm with his wife. So I think some of it was a little too much of sending letters out. That's what I feel because it was brought to my attention. And I thought the letters were a little too much. It was about an old oil tank that had flowers in it. They cleaned up a lot of it prior to it. Randy knows because I showed it to him that day and it was a little hot mess. The poor guy was disabled.

Diane Connelly: I think that is something we can work on between Property Control and committee and the office. On what letters should be sent for and shouldn't. This is something new. Thank you, so we can work together on this.

Chief Palmer: So, Judah goes around and checks everything. We've been putting list together. I told him to start at the bottom and work your way all the way up. Because everyone is saying it's not reported. We have been reporting them. So, the letter that went to him and I know exactly what you're talking about. When Judah sent it over to the office it states exactly what's in the lot. So, they have three broke down golf carts, they have this, they have that. When they sent the letters out from the office they didn't go through them. So basically, you sent out letters. Someone messaged John Days about a trailer that is completely falling down and debris everywhere. They didn't get a letter but the guy next to that who had an empty tank used for a flowerpot got a letter.

Dianne Connelly: I think the letters were being done in phases.

INAUDIBLE TOO MANY PEOPLE TALKING

Chief Palmer: We just wanted one list done for the park. Hand it over to the Board because you guys go around and look too. That is the whole reason that was done like that.

Dianne Connelly: And like I said this is a new process.

Priscilla Miletto: That's why I brought it up to you because she was so insulted.

Dianne Connelly: We can send them out in stages for different reasons.

Priscilla Miletto: She couldn't be here, so she asked me to bring it up.

Page Gleason: And we're going to figure out a way to make sure the letters go out the right way.

Priscilla Miletto: And I know it's a lot of work.

Dianne Connelly: If anyone got a letter and felt it was in error, they can call the office and have a conversation about it and maybe it can be worked out.

Chief Palmer: Also, if you have metal, you can put it on the edge of your property and Elmer will come to your lot and pick it up. If you have metal refrigerators. He also takes tires with rims in them and propane tanks. If you have any of that on your property, put it at the edge of your property. You can even call Security, and we will let Elmer know. He will pick it up from your property and you won't even have to bring it down. But I just found out about the tires with the rims and propane tanks. So put it at the edge of your property and call him. Also, the dump area is household garbage only. So, if it's in a bag throw it in there. If you have bulk items, go to the office and find out. Sometimes people have a couch that's in good shape put it on the edge of your property with free on it. People are bringing stuff down and not paying in the office. We have cameras all over there. We can see every angle. Call us first if you have something that you're not sure of. We'll tell you where to put it. But the metal you put behind the gate. If you don't want to bring it down Security and say it's at the edge of your lot and we will let Elmer know to go, get it. You don't even have to bring it down here. But call us first before you dump stuff. Property owners that are cleaning their properties, so they got a letter and bringing all the stuff down bottom and throw it in the front roll offs because they got a letter. So, they immediately bring all their stuff down here. We can't do that so call the office or call Security we'll help you where you need to go with it.

Priscilla Miletto: I just promised her that I would say something.

Barbara Minutello: Thank you, Priscilla.

Diane Connelly: It's good feedback for us.

Priscilla Miletto: Yeah, I know it's new. I told her it's all new and they are working on it.

Bill Morgan: The pool is at 110% right now.

Bob McErlean-Glen 10-Lot 265: I just want to bring it to your attention and I'm sure you're all aware of the mess up in Glen 10 across from the comfort station. That construction material. The place is an eyesore. I don't know the lot number.

Randy Kjersgaard: I know a name.

Bob McErlean: The guy is right about Mike Wenzel.

Sal Benanti: Chief take a look and let us know.

Bob McErlean: You know where I'm talking about. It is a mess. Bill says that the Township is after him.

Barbara Minutello: Townships handling it?

Sal Benanti: Okay.

Randy Kjersgaard: Yeah, he's on the list.

Bill Morgan: Yeah, the Township called me a few weeks ago and said he's on it. He's got pictures of it and everything.

Bob McErlean: Thank you. Folks Happy Memorial Day.

Barbara Minutello: We need a motion to adjourn.

Motion to Adjourn

Seconded

Meeting Adjourned