

August 20, 2011

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting on Saturday August 20, 2011 in the association office.

**ROLL CALL:**

**Officers Present:**

President – Mike Smith  
Vice President – Robert Personette  
Treasurer – Jo-Ann Pollack

**Officers Absent:**

Secretary – Wendy Purdy

**Members Present:**

Iris Altreche  
Mark Christie  
Vincent D'Eusanio  
Arthur Deyns  
Maureen Miller  
Debbie Shevlin

**Others Present:**

Richard Henry, Attorney

President Smith called the meeting to order at 9:05 a.m. Asked for a motion to accept July 2011 minutes.

**MOTION:** by Jo-Ann Pollack to accept the July 2011 minutes. **Second:** Bob Personette  
**VOTE:** Abstain: Vinny D'Eusanio All others: in favor. *Motion passed.*

**Treasurer's Report**

Jo-Ann Pollack, Treasurer

- 41 lots still owe 2011 dues
- There are 29 payment plans – 11 have defaulted
- 96% of current dues have been collected
- Bar is ahead \$5,200
- Concession is in the red \$4,500
  - Mike Smith – a deli called us about leasing TE concession for next year – we are going to look into it

## **President's Report**

Mike Smith, President

- TE Land Co has sold 6 lots
- Vandalism is getting worse as the season continues
  - We are getting prices on concrete pads down at the dump area
  - Discussion was held about the compactors
- In need of volunteers for the 2012 Budget committee
- Maintenance has been working on road repairs as they can – rain and sewer problems are slowing the repairs down
- Sewer repairs are high priority for TE to comply with DEP
- PO – Is the dirt being dumped on Tribes Drive toxic? – No.

## **Legal**

Richard Henry, Attorney

- Filed the complaint for lot 2405 & 3638
- Sold lot 1623 from TE Land Co – have the check and closing info for the office
- DePolito complaint is drawn up – will file on Monday.
- Have deed back info for lots: 4539, 428, 4610

## **Recreation**

Maureen Miller

- Chinese Auction is being held today in the clubhouse – It is the only fund raiser held for recreation.
- Great turnout at the Italian fest
- Pike county newspaper will be doing an article about TE & Our sponsorship to Kenneth with the Make A Wish foundation
- Murder Mystery dinner is next week
- Last big event of the season will be the Carnival held on Labor Day weekend.
- Swim Champs will be August 5<sup>th</sup> next year – Sponsored by TE. Rec is working up events around championships.

## **Security**

Mark Christie

- A lot of speeding and illegal dumping citations are still being issued
- There was vandalism done at the sewer plant, pool, and teen center
  - Recommends cameras be put in common areas – the board should look into budgeting money for cameras.
  - Mike Smith – we are getting prices on video surveillance system
- Lt. Tedesco told Mark Christie the cameras at the compactor do not have good quality. – May need to change the tape.
- Vinny D'Eusano – Still not impressed with the security guards performance.
- Security is not compacting the garbage
- PO – Security is not checking boats as they exit the community.
- Discussion about security was held

- Mark Christie – We should see about the legality of hiring a bar bouncer instead of using security at the bar
- Mike Smith – there is a meeting with Vector Security this week.

### **Rules Enforcement Committee**

Bob Personette, Vice President

- Grievance meeting today – 8 lots to review.
- Will discuss a couple lots in executive session today.

### **Property Owners**

- The concession at Lake Adventure & Hemlock Farms does a great job and the prices did not go up much
- The library has been in terrible condition lately and the kids are ruining it.
  - Mike Smith – we are going to look into access cards for the library to stop vandalism.
- Children have been riding their bikes without helmets all over the community. - It is PA state law that children are to wear helmets.
- Motorized scooters and bikes should have to follow the same rules as motor vehicles. – They do.
- Iris Altreche– Witnesses several girls hanging onto the roof of a moving white SUV. – Bob Personette- They were caught and fined for reckless endangerment.
- Lot 5710 – wants to grieve speeding citation after not responding to letters for over a month because they were sent to her home address and would also like to know why security doesn't stop vehicles when they give out citations. –Will discuss in executive session.
- Lot 2415 – The playground lights are constantly out. The roads are terrible. Why is the office closed Sundays and the hours are shorter. There are not enough adult nights. –Mike Smith – the office hours have changed due to a shortage in the staff, the 4<sup>th</sup> position was just filled she is currently in training and we will look into what is going on with the playground lights
- The pool was not open in Sept. 2010 it should be open this Sept. –The pool is open weather and staff permitting anytime past Labor Day weekend.

Board went to Executive Session at 10:26am and opened back to regular session at 11:40am.

**MOTION:** by Artie Deyns to move the citations for lot 5765 and 5764 back to the grievance committee for review. **Second:** Bob Personette **VOTE:** All others: in favor. *Motion passed.*

**MOTION:** by Artie Deyns to relinquish the right to grieve electric offenses in front of the Rules Enforcement Committee. **Second:** Mark Christie **VOTE:** All others: in favor. *Motion passed.*

**MOTION:** by Mike Smith to drop the \$100.00 electric disconnect/reconnect fee for lot 5710 and leave the \$100.00 citation as is. **Second:** Maureen Miller **VOTE:** All others: in favor. *Motion passed.*

### **OLD BUSINESS**

- Vinny D'Eusanio – Why was the boat storage taken off of old business?
  - Mike Smith- not enough people are interested in it
  - Rich Henry- we would have a lot of liability with boat storage since we would charge POs to use it.
- Lot 5136 – would like to know if they can get a bucket of stone to fill in where maintenance did sewer repairs. – We will look into getting repair filled with stone
- PO – would like boil water advisory to go in the happenings. –We can put them in the happenings but it may be past the actual date of the advisory that the happenings are printed or they may still be in the happenings after the advisory is lifted.

### **NEW BUSINESS**

- Vinny D'Eusanio – There are a lot of POs using closed trailers as storage sheds
  - Discussion on closed trailers was held
  - Mike Smith – will have security make a list of lots that have closed trailers on their lots
- PO – would like to know if we can deodorize the compactor area. –Maintenance puts bleach down every time they are moved.

**MOTION:** by Mark Christie to close the board meeting at 12:00pm. **Second:** Vinny D'Eusanio **VOTE:** All in favor. *Motion passed.*

Respectfully submitted,

Maegan Herington