

**April 13, 2019**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Boardroom on Saturday, April 13, 2019 at 10:00a.m.

**ROLL CALL**

**ROLL CALL:**

**Officers Present**

President – Thomas Miller  
Secretary – GerryLynn Haak  
Treasurer – Lori Ann Bush

**Members Present**

Michele Murphy  
Robert Personette  
Iris Altreche  
Vinny D'Eusanio Jr.

**Members Excused**

Vice President – Jo-Ann Pollack  
Patricia Carey

**Others Present**

Mike Cheblowski, Chief Homeland Security  
Rachel Korenstein, Office Administrator

President Miller called the meeting to order at 10:00a.m. Called for a motion to approve the March 16th, 2019 minutes.

**MOTION:** by Michele to accept the February 9th minutes. **Second:** Gerrylynn

**Vote:** All others in favor

**Property Owners time** - POs of lots 1932, 2807, & 1202 request time with the board in private. They will be seen respectively when the meeting breaks for executive session.

**Security**

Mike Cheblowski, Chief Homeland Security

- 9 citations YTD
- 1 Stop work order has been issued
- Currently working on inputting data to the new access program. Many bad phone numbers and addresses have been noted, please note in the Spring mailing to have POs update the office with current information.

### Legal Report

Attorney, Richard Henry- Not yet in attendance, he will arrive late today.

### Treasurer's Report

Lori Ann Bush, Treasurer –

- 68% of 2019 dues collected as of 4/1/19. Asked for a motion to pay the bills

**MOTION:** by GerryLynn Haak to pay the bills. **Second:** Iris Altreche **VOTE:** All in favor

### Committee Reports

#### Maintenance

Thomas Miller -

- The lifeguard shack is being built for our lifeguards and will be in place and ready by Memorial day weekend. It will be delivered in white so the lifeguards will be able to decorate it appropriately if they would like to.
- During a recent storm our main breaker switch popped and was temporarily fixed but needs to be replaced. It is the original breaker switch from when TE opened and it is time that we replace it. This money will be taken from the ACT 180 fund, this is the type of fix we have that reserve for. A refurbished switch is \$37,000 and it is \$42,000 for a new one. The board agrees we should install a new switch as part of the upkeep of the community. We will need to update the community with signs and a web advisory when this swap is going to take place. I ask for a motion to approve the replacing of the old switch to the new switch.
- **MOTION:** by Lori-Ann Bush **Second:** Robert Personette **VOTE:** All in favor
- About two weeks ago during a wind storm the radio transmit pole leaned and was at risk of falling. It was a necessary immediate fix so it was replaced, you'll notice a new wood pole where the old metal pole used to be.

Rachel –

- I am currently working on confirming seasonal employees. Anyone I have not spoken to I have left a message for to return my call. We will be using the Pike County workforce employment program where 18-24-year olds in need of work will be pre-verified by the county to work in the departments we need, for the shifts we need. We will be taking on enough help to make sure we are fully staffed.
- I need a motion to retrieve the liquor license from safe keeping so we will have in on premises in time for the season.
- **MOTION:** by Michele Murphy **Second:** GerryLynn Haak **VOTE:** All in favor
- I spoke to Helen about the new concession hours, she believed her cooks would be on board for the new proposed open time of 8am to accommodate breakfast as well as extended weekend and specialty evening hours until midnight or 12:30am to accommodate the bar guests.
- As far as entertainment, I spoke to GerryLynn this morning, we are going to go over the comedians and confirm who will be booked for the adult comedy night. We will also be going over the election.

- We were set to have a Bi-Laws discussion, however since Patty was unable to attend today's meeting, we will be postponing that discussion until next month.
- I would like to discuss an amendment to the golf cart rules to accommodate the new "GEM" car. We would need to amend the size rules; the new GEM cars are not taller but are wider and slightly longer.
- In the next few weeks we will be replacing our current office copy machine with a new upgraded model since our current lease is ending Our new machine will actually cost us less to operate than we are paying for our current machine. With the new one we will be able to get rid of our fax machine. Once we remove the fax machine from the office, we will be able to do some rearranging and will be setting up a computer station with the laptop so that if any TE board members need to take care of TE business you will now have the use of the laptop in the office.
- I wanted to note that the motor was recently replaced in well pump 1 along with about 300 feet of pipe line. This was done because the pump failed and when it was being replaced the technician noted that the piping was very old and most likely original and was in need of being replaced.

#### Rules Enforcement Committee

Bob Personette – The meeting has been set for the Sunday of Memorial Day weekend at 9:15am. Rachel has contacted the committee members to advise of the date.

#### Concession/Bar

- Rachel has confirmed the head bartender for this season. We are short on bartenders and are currently hiring.

#### Entertainment

Michelle Murphy –

- Pretty much all of the bands and DJs have been booked, we can expect to see Neil Diamond (impersonator), Blue Meanies, a Michael Jackson impersonator, a country western band. I just need to find a do-op or oldies band for our Florida club. All of our important dates will be noted in our Spring mailing.
- Buses for all trips are booked.
- There will be a new aquarium trip added this year, Tommy and Christina will chaperon the trip.

#### Sewer / Maintenance

Thomas Miller -

- We will be discussing the electric proposals in executive before we decide who to go with for the sewer plant electric.
- The dump is currently open Wed/Sat/Sun for leaves only from 8:30am-3:30pm. It will be open soon for regular dumping but is currently for leaves only for POs wanting to clean up their lots before the season.
- I would like another bath house renovation done next year for the pool, as well as a bath house installed by the sports complex. We should try to budget for it for next year.

#### Land Use

Thomas Miller –

- Security has been more active in addressing land use violations as the season approaches.

### By-Laws

Thomas Miller –

- This will be discussed next meeting.

### Contracts

- These will be discussed in executive.

### Old business

Thomas Miller -

- We are actively working on our infrastructure, replacing water and sewer lines as needed.

### **Break for Executive Session**

### New business

Thomas Miller –

- Payment plans discussed in private are approved. **Motion:** Michele **Second** GerryLynn.  
Vote: All others in favor
- We would like Vincent to review the sewer plant electric proposals we've received since he is on the contract committee, we would appreciate your input towards this decision. Rachel will provide the quotes to you for your review.

**MOTION:** by Lori-Ann to close the meeting. **Second:** Iris **VOTE:** All in favor

*Respectfully submitted,*

*Rachel Korenstein*