

Board Of Directors Meeting
Locust Lake Village Property Owners Association
MAY 17, 2008 - #397

Present		DIRECTORS:	
Yes	No		
	X	STUART GAVZY	CHAIRMAN
X		SHARLEEN SKIPPER	VICE CHAIRMAN
	X	PAT HOLOHAN	TREASURER
	X	JOHN MILUZZO	ASSISTANT TREASURER
X		ROSE CONLEY	SECRETARY
X		KEN DE VITO	ASSISTANT SECRETARY
	X	JIM EVANS	
X		WILLIAM DORNER	
X		JOHN MATTHEWS	

ATTENDING:

X	RONALD GATTI	COMMUNITY MANAGER
X	VIRGINIA PETE	RECORDING SECRETARY

1 The Pledge of Allegiance was recited.

2
3 **OPENING OF MEETING/CALL TO ORDER/QUORUM COUNT**

4 The meeting was called to order at 9:37 AM on Saturday, May 17, 2008, at the Chalet. There
5 was a quorum.

6
7 **CORRECTION/ACCEPTANCE OF MINUTES FROM MEETING #396, 4/19/08**

8
9 **Motion:** A motion to accept the minutes of meeting #396, dated April 19, 2008, was
10 presented by Ken De Vito and seconded by John Matthews.

11 **In favor:** Rose Conley, Ken De Vito, and John Matthews

12 **Abstained:** William Dorner

13
14 **CORRECTION/ACCEPTANCE OF SPECIAL MEETING, DATED 4/25/08**

15 Sharleen Skipper read a report on the special meeting of the Board of Directors that was held on
16 April 25 and April 26, 2008 with Ken De Vito, Sharleen Skipper, John Matthews, and Stuart
17 Gavzy in attendance and John Miluzzo available by telephone on April 26, 2008. Bob Wolek,
18 Ron Heil and Bob Leonard were in attendance on April 25, 2008. The meeting was called to
19 present the status of the chalet improvement project and to consider a proposal from Liberty
20 Homes to complete the exterior construction. Ron Gatti reviewed the status of available funding
21 budgeted for 2008 (\$43,000) and said that an additional \$30,000 appropriation would be needed
22 to go to contract with Liberty Homes.

23
24 **On April 26, 2008, a motion was made by Ken De Vito and seconded by John Matthews**
25 **that we transfer \$30,000 from Replacement Reserve into Capital Improvement Reserve,**
26 **and authorize the hiring of Liberty Homes as the contractor to complete the chalet**

**Board Of Directors Meeting
Locust Lake Village Property Owners Association**

27 renovation in accordance with their proposals of April 11, 2008 and April 23, 2008. The
28 motion also provides for the transfer of funds to be repaid by an additional appropriation
29 from the 2009, 2010, and 2011 operating fund budget. A brief discussion ensued after
30 which the chairman declared his intention to vote on this question, which was then called
31 for a vote. The vote was unanimously in favor and the motion carried. The meeting was
32 adjourned upon a motion made by John Miluzzo, seconded by Sharleen Skipper, and
33 carried unanimously.

34
35 **VICE-CHAIRPERSON'S COMMENTS**

36
37 Sharleen thanked the volunteers and employees for time spent on village improvements.
38

39 **MANAGER'S REPORT**

40 Ron Gatti reminded those present that there will be a meeting on Tuesday, May 20th, at 7 PM, at
41 the chalet, with the Pocono Mountain school district superintendent in attendance.
42

43 The beaches and playgrounds are being prepared for the summer season. Bob Wolek, John Heil,
44 Ron Heil, plus other volunteers, have given their time to the chalet improvement which will be
45 completed by Liberty Homes.
46

47 The Pines Lake overflow project will be corrected this spring and Locust Ridge Quarry will be
48 bearing the cost.
49

50 During the Roads and Building Maintenance meeting, an issue on how to handle the drainage at
51 the base of Fawn Road and Locust Lane was discussed. The area is below the Locust Lake level
52 and the best path for drainage has to be determined. In the meantime, work has to be done on the
53 surface and ditches on Fawn Road. Work has already been done to the drainage on Woodland
54 Terrace and Oak Terrace. More base material will be brought in, rolled, and compacted and, if
55 funds permit, consideration will be given to oiling and stoning. Oiling and stoning will proceed
56 on the roads which had the base work done in the fall of 2007. There has been a deterioration
57 problem at the intersection of Deer Run and Stag Run. Locust Ridge Quarry has been contracted
58 to remove the ledge rock at that intersection. Shiffer Bituminous inspected the base on Marthas,
59 Wagner Way, Doe Lane and Berry Lane. Base work will be done on Beaver Run.
60

61 Verizon will be adding a ring to the cell tower. As SBA is the owner of the tower property, we
62 plan to ask them to assist with the maintenance of the Fawn Road hill.
63

64 A meeting was held on May 16th, with our attorney in attendance. We were looking into
65 community documents with intentions of having a proposal ready for an amendment of our
66 Articles of Incorporation in time for the annual meeting. If all goes well, we will proceed with an
67 application for the 501C4 Internal Revenue classification which will help us in our tax position
68 with the Federal Government.
69
70
71

Board Of Directors Meeting
Locust Lake Village Property Owners Association

TREASURER'S REPORT

The Operating Budget is on target. The Reserve Replacement Fund is invested. We have borrowed from this fund to purchase land and to increase the chalet budget. The school taxes are paid and the remaining money in escrow for these taxes will be returned to the Reserve Replacement Fund from which it was taken. We are working to establish a second form of savings for future Capital Improvements.

COMMITTEE REPORTS

Communications – Ken De Vito and Rose Conley met with members of the chalet committee to discuss requirements for the web cam on the new deck. An electrical outlet will be wired to the peak of the roof to support the web cam. This committee is requesting pictures from members of the community and has not yet received any.

Security/Emergency Planning – The rangers received training in the use of Doppler radar, car stop procedures, self defense, and general safety awareness after the April Board of Directors' meeting. Fifty-seven written traffic warnings were issued in the month of April. The rangers have ensured that the ATVs and golf carts are properly registered with blue plates and flags. CERT training was conducted at the chalet April 15-17, 2008 and there were 21 graduates. Nine were from the village. Another training session is scheduled for the fall of 2008.

Chalet Improvement – The shrubs from the chalet were transplanted to the Locust Lake spillway. The committee decided on a monolithic pour for the entry tower rather than using cement blocks as a foundation. The color of the siding has been determined. New light fixtures will be installed on the exterior. The volunteers will be improving on the kitchen while awaiting the newly ordered windows.

Lake/Wildlife Management – Sean Wren reported the PA State Game Commission issued 50 coupons to the village for deer management. Locust Lake issued 28 coupons to approved bow hunters who removed ten deer. We have an egg culling permit for 2008. One nest with three eggs was found. Slightly more than 2,800 fish have been released into East and Locust Lakes. An additional stocking will occur the week of May 18th in preparation of the Kids' Fishing Contest to be held on May 24th. The Anglers' Club would like to have Bill Kirpatrick, of Aquatic Environmental Consultants, attend the next meeting.

Sean said there are two satellite dishes installed on the 10' easement at Pines Lake. His opinion is that there should be parameters put on the homeowner concerning the dish locations. Ron Gatti suggested that anyone wishing to install a satellite dish get prior approval for its location and installation.

The boat registration price increase will be readdressed in November 2008. Sean Wren suggested that no more boat racks be installed by the Pines Lake dam.

Recreation – (The May 2, 2008 Recreation Committee report is available at the administration office.) Upcoming events are: seafood night on the beach, ethnic night covered dish dinner, Tex-Mex dinner at the beach, and Fathers' Day BBQ night on June 20th.

Board Of Directors Meeting
Locust Lake Village Property Owners Association

117 **OLD BUSINESS**

118 There is a meeting with the Pocono Mountain School District on May 20th, at 7 PM, at the chalet,
119 which is open to the public.

120

121 **NEW BUSINESS**

122 **Deed back property donations: 804 Stag Run ©, 809 Deer Run (GIII), 616 Lake Lane (A),**
123 **103 Selig Road (F) –** These are properties that members want to turn back to the association.
124 Ron Gatti said once we acquire the property and determine that it will be kept as open space, the
125 property will become tax exempt.

126

127 **Motion: A motion to accept 804 Stag Run ©, 809 Deer Run (GIII), 616 Lake Lane**
128 **(A), and 103 Selig Road (F), properties members want to turn back to the**
129 **association to use as tax exempt open space, was presented by William Dorner and**
130 **seconded by Ken De Vito.**

131 **In favor: unanimous**

132

133 **Appointment of Election/Nominations Committee –** Harry D’Onofrio was appointed as
134 chairman of the Election/Nominations Committee. He will appoint his committee members.

135

136 **MEMBERS’ COMMENTS**

137 Ike Wade, Cottontail Lane, asked why there are fees when registering boats but there are no fees
138 when registering our vehicles. He said there is new sand at the beaches and new wind screens at
139 the tennis courts but the only recreational fees are on boats. Ike said ATVs are not sponsored by
140 the association and are not a recreational facility. He said everything else in the community is
141 paid through the members’ dues. William Dorner said he agreed with Ike and the fee structure
142 will be reviewed in November.

143

144 Joan King, Stag Run Road, said she paid insurance on her snowmobile and could not use it
145 during the winter season. She suggested paying the golf cart fee and transferring it to the
146 snowmobile during the winter months.

147

148 Mary Naughton, Hemlock Drive, referring to the lot with the tower, asked if we were allowed to
149 have a business in the village. Ron Gatti said the tower is allowed to operate as a commercial
150 activity in Locust Lake Village and township approval was given to eventually place four rings
151 on the tower.

152

153 Enrico Staiano, Lake Lane, received a form letter from the administration office stating there was
154 an unregistered abandoned or junk vehicle located on his property. His van was not registered at
155 the office as it was not being used. Sharleen Skipper said Security is trying to get rid of
156 unregistered vehicles and he was informed that it must be registered. Enrico commented that
157 there is a pond located behind his house and it was not sprayed for mosquitoes last year.
158 Sharleen Skipper said the township sprays for mosquitoes.

159

160 Steve Geffen, Fawn Road, asked if we could charge commercial dues on the cell tower property
161 and was told we could not.

Board Of Directors Meeting
Locust Lake Village Property Owners Association

162 Sean Wren, Partridge Drive, suggested checking on the procedure used when hiring lifeguards.

163
164 Mary Naughton, Hemlock Drive, asked if the village was going to be sprayed for gypsy moths.
165 Ron Gatti said the spraying is a state and county program for which each town has to vote to buy
166 into the program. Monroe County's position is to let nature take its course. Ron suggested
167 expressing your opinions to Vector Control and to the county supervisors.

168
169 Fred Page, Locust Lane, complimented Administration for putting the unapproved minutes on
170 the website. Fred informed the Board that high definition transmission requires five satellite
171 dishes. When purchasing a satellite dish, a site survey is completed to find the best location.

172
173 Paul Skipper, Laurel Hill Road, asked if Panther Waste could impose a surcharge on our account
174 because of the rising cost of gasoline. Ron Gatti said there has been no discussion on the subject.

175
176 Dan Maguire, Meadow Lane, speaking of the drainage at the base of Fawn Road, suggested
177 hiring an engineering firm. He said to get the water from Fawn Road into Locust Lake, the
178 bottom of the road would need to be elevated so a pipe could be installed under the elevation.
179 Ron welcomes any member to share his knowledge of civil engineering.

180
181 John Heil, Beaver Run Road, commented that the longer any installed pipe might be, the more
182 difficult it will be to clean out.

183
184 **ADJOURNMENT**

185
186 **Motion: A motion to adjourn the meeting was presented by Rose Conley and**
187 **seconded by William Dorner.**

188 **In favor: unanimous**

189
190 The meeting adjourned at 11:39 AM.

191
192
193
194
195
196 Minutes approved by _____ Date _____
197 Rose Conley, Secretary

198