

**Pocono Pines Community Association, Inc.**  
**Annual Meeting Minutes**  
**July 20, 2019**

President Dominic Parisi called the meeting to order at 9:30AM. Dominic welcomed the Members and introduced the PPCA Board of Directors. Board Members present were John Alexander, Nancy Dressel, Gale Smith-Gosser, Steve Harker, Tom Hasselmann, Dominic Parisi and Fred Tomlinson. Also present was Community Manager, Wendi Freeman, Lake Naomi Club General Manager Robert Jones, Security Chief John Lamberton, Administrative Assistant Sheron Lee Heron and Lake Naomi Club Assistant General Manager Jim Price. 43 PPCA residents also attended the meeting.

The minutes of the July 21, 2018 PPCA Annual Meeting were presented to the Membership for approval. There was a motion made by PPCA Member Stan Lamar and seconded by Lou Balaban, to approve the minutes. The motion was carried by a voice vote.

Dominic gave an overview of the PPCA Membership status, stating there are currently 1747 PPCA properties and 6 new homes are under construction. Year to date there have been 70 resales issued (48 in 2019) and Lake Naomi continues to be a sought-after place to buy a property. Of those 1747 PPCA Members, 1240 are also Members of the Lake Naomi Club. Dominic reviewed the PPCA septic requirements, inspect and or pump every 5 years for properties that do not border bodies of water and every 3 years for those that do. Those failing to comply with this very important request can be fined \$150 for every year that it is not done. Currently the PPCA estimates that 90% are compliant with the requirements. Dominic also updated the membership present regarding the trash program and the decision to discontinue the Association's mandatory garbage program, stating that the increased cost could not be justified for those PPCA Members that use their property only occasionally. Therefore, preferred providers were sought and all PPCA Members have the opportunity to contracts individually for garbage service, take their garbage to the transfer station, or take the garbage home with them to their primary residence. Dominic discussed the Club's plans for a new Tennis Center that will be stated at the end of the season and projected to open by Memorial Day of 2020.

PPCA Treasurer Steve Harker reviewed the PPCA Operations Budget with the Membership and discussed past due accounts and collection procedures. Collection efforts have been successful, and progress is being made. The Board is 100% committed to making sure that everyone does their part to maintain the community at its highest level. A PPCA Member inquired as to why the unimproved

lots do not pay the same amount as the improved lots. Steve explained that the Unimproved lots pay the same except for Security as unimproved lots really do not receive any benefit from that service and therefore are not charged for it. Member Joyce McLaine added that most of the unimproved lots that are left in Lake Naomi are not buildable, as many of them are wet or current septic to well distance requirements cannot be met due to neighboring well/septic placement. PPCA Member Stan Lamar asked what percentage of the PPCA goes to the Lake Naomi Club's Capital Improvements fund. Steve responded that of the improved assessment of \$760, \$343 goes to the Club's Capital Reserve for the upkeep of the amenities. The upkeep of the amenities is critical to property values and benefits everyone that owns property in the Community. A Member asked how many homes there are in Lake Naomi. Steve answered that there are currently 1557 homes, with 6 more currently under construction and 2 with plans pending approval. A question was raised regarding possibly charging a transfer fee when a property is sold that could offset the contribution to the Club's Capital Reserve currently paid by the PPCA and TTCA Members. Currently the Pennsylvania Planned Communities Act prohibits the collection of Transfer Fees. A question regarding the new property tax assessments was received by letter, asking if the Club or the Association can help fight the new assessments. Unfortunately, there is no basis for Class Action suits in regard to property assessments. If an owner feels that their assessment is too high, they should appeal the assessment to the Tax Assessors Office. If anyone needs information on how to do that, they can contact Community Association manager Wendi Freeman.

Another Member asked about the discontinuation of the PPCA Membership. The Lake Naomi Club has discontinued the PPCA Beach Membership category as of this season and no new Beach memberships will be sold. Those that have had PPCA Beach Memberships in the past will be grandfathered and permitted to retain that level of Membership, although the price did increase. The reasoning behind this decision is due to the many improvements being done at the beaches and the continually increasing cost of lake maintenance, lifeguards, etc., the Club thought it unfair to the full amenity members.

A Member asked a question regarding Blue Ridge Cable and their noncompetitive rates. Currently there is no other cable option in this area, except for the use of a satellite dish. Most times residents find that the Dish is not efficient due to the tree cover. It was suggested that a petition be started by the residents for possible presentation to the PUC.

Dominic introduced Ranger Chief John Lamberton. John discussed the Ranger Program stating that to date the Rangers had handled 5733 calls. These calls include homeowner assistance, medical and fire emergencies, noise and code of conduct violations, renter issues, LNC Department assists, vandalism/theft complaints, contractor issues and assistance with ARC permits. John also discussed speeding

and the serious issue it has become. A Member asked if Lake Naomi could install speed bumps and acquire more speed radars. As Lake Naomi roads are owned and maintained by Tobyhanna Township, nothing can be placed on them without permission from the Tobyhanna Township Supervisors. The PPCA does have permission to operate its three (3) speed radar trailers and also has approval for the current signage regarding speed around the Community. The Township will not approve speed bumps as they are a detriment to plowing equipment and slow down emergency response time. Another Member asked if more stop signs could be placed to slow people down by having to stop. This also was addressed with the township and the PPCA has been told that it is against PennDOT regulations to use stop signs for speed calming. Another Member asked about the possible reduction of the 25mph speed limit. John stated that 25mph is the lowest speed permitted on public roads.

Other questions included untidy lots and unregistered cars. Both these items are being addressed by management on behalf of the ARC. Another question was added about ATV's being driven on Miller Drive. ATV use is prohibited in Lake Naomi and if anyone sees this activity are urged to call the Regional Police immediately.

A question was directed to the Board regarding a person registered on the Megan's Law Web site as residing in Lake Naomi. John answered that the Rangers are aware of the presence and the PPCA is currently involved in litigation to uphold the PPCA deed restrictions.

Another question was raised about the PPCA doing another community wide tree debris clean up. Dominic stated this had been discussed and had been done in the past, however in review, the clean up was very costly and not all PPCA Members took advantage. The Club and Associations provide a Service Booklet that lists contractors that will provide this service on an individual basis. If anyone needs that information, please contact the Administrative Office and the information can be provided.

There being no further business, the Annual Meeting of the Pocono Pines Community Association, Inc. was adjourned at 10:34AM.

Respectfully Submitted,  
Wendi Freeman, CMCA, PCAM  
Association Manager