

Pocono Pines Community Association, Inc.
Board of Directors Meeting Minutes
December 10, 2022
9:30am Administrative Office
Approved 2/4/2023

Call to Order – The meeting was called to order at 9:30am by PPCA President Nancy Dressel. Board Members present were Clark Chandler, Nancy Dressel, Todd Gelb, and Fred Tomlinson. Director Anne Lazarus was unable to attend the meeting, but having reviewed the meeting documents prior, provided her proxy to Nancy Dressel to vote on any motions on her behalf. Also present was Community Manager, Wendi Freeman and Lake Naomi Club General Manager Robert Jones.

1. Approval of Minutes –

A. Minutes from October 29, 2022, PPCA Board Meeting: **On a motion made by Clark Chandler, seconded by Todd Gelb, all were in favor of approving the minutes of October 29, 2022, with three corrections (typos's). (Corrected approved minutes were posted to the web site 1/6/2023)**

2. Presidents Report – PPCA President Nancy Dressel reported on items from the most recent Trustee Meeting including an update on the Club's budget process and an update on the Pickleball Project, along with the announcement that LNC General Manager has announced his retirement and a succession plan is in place. Robert will remain with the Club until the hiring search is complete and then plans to remain until the end of 2023 to train the new General Manager.

3. Old Business

- **PPCA Financial Report** – The PPCA Board reviewed the presented financial statements as of October 31, 2022. The PPCA Operating Balance sheet indicated assets in total of \$297,699. This included \$213,314. cash in the bank and receivable net of allowance in the amount of \$84,605. PPCA Operating Liabilities totaled \$36,853, including fees due to LNC as per the 2022 Operating Budget. The PPCA Operating P&L indicated Revenues through 10/31/22 in the amount of \$1,430,088, and expenses as of 10/31/2022 in the amount of \$1,280,175, which is in line with the PPCA 2022 Operating Budget. A summary copy of the Balance Sheet and the P&L were presented to the Board, and **on a motion by Clark Chandler, seconded by Nancy Dressel, the summary will be posted to the web site as part of these minutes. All were in favor.**
- **Collection Report** – The PPCA Board reviewed the collection data as of 12/6/2022. The Data showed that as of 12/6/2022, 1704 PPCA members had paid their 2022 PPCA Assessment. Of the 50 PPCA Members unpaid as of 12/6/2022, 36 are improved properties and 14 are unimproved properties. Of the 50 unpaid, 25 owe for only 2022 fees. The remainder are considered delinquent and collection actions are being taken.
- **PPCA Sales Data** – The PPCA Board reviewed the recent resale report. The report showed that PPCA has provided 105 Resale Certificates to date.
- **PPCA Septic Program Update** – Tabled.
- **STRS Committee Update** – The PPCA Board received the opinion from Attorney Steven Sugarman regarding Short Term Rental Concerns. The STRS Committee will meet again in early January to discuss its recommendations to the PPCA and TTCA Boards.
- **LNC – PPCA Service Agreement Update** – The final PPCA approved Service Agreement has been added back onto the Trustee agenda and it is expected that a joint meeting between the HOA's and the Club will be scheduled shortly.

4. New Business

- **PPCA Proposed By-Law Amendment** – The Board discussed its plans to amend the PPCA By-Laws in 2024 to include election of PPCA Board Members. Currently PPCA Board Members are appointed by the Board of Trustees. Ann Lazarus will be preparing a draft version for review by the PPCA Board and Attorney Sugarman will be consulted.
- **PPCA Board Member Appointment to fill Vacancy** – The Board is reviewing applications and will address further at the next meeting.
- **PPCA 2023 Meeting Dates** – The Board reviewed and accepted the tentative 2023 Board Meeting Dates.
- **PPCA Deed Covenant 14, Document Revision & Statement to the PPCA Membership** – The Board discussed the court ruling in the Tier III Sex Offender case and reviewed language presented by Management to announce the ruling, which became effective November 28, 2022. Both the Lake Naomi Club Board of Trustees and the PPCA Board have elected not to appeal the decision. **On a motion made by Fred Tomlinson, seconded by Clark Chandler, all were in favor of the language presented and the information will be conveyed to the PPCA Membership via the January 2023 newsletter.**
- **ARC - Transfer of Deed Covenants/ARC Standards and Requirements to HOA Boards** – Currently the PPCA and the TTCA Deed Restriction enforcement lies with the Lake Naomi Club Board of Trustees as the Grantor of the Deed Restrictions as transferred to them by developer Logan Steele. Discussion has ensued regarding the proper entity to enforce the Deed Restrictions being the HOA Boards and not the LNC Board of Trustees. Discussions with Attorney Sugarman have begun regarding the assignment of the enforcement rights being transferred. The Board will have further discussion regarding this matter at their next meeting.

Adjournment – With there being no further business at this time, the meeting was adjourned at 10:57am. The next business meeting of the PPCA Board of Directors is scheduled for February 4, 2023.

Respectfully Submitted,

Wendi Freeman, CMCA, PCAM
Association Manager
Pocono Pines Community Association

STR Committee: (revised Monday, January 17, 2022 at Joint STRS Review Meeting)

Mike Christian
Nancy Dressel
Anne Lazarus

LNC/PPCA Service Agreement Committee:

Mike Christian
Nancy Dressel
Anne Lazarus