

**Pocono Pines Community Association, Inc.**  
**Board of Directors Meeting Minutes**  
**January 29, 2022**  
**Approved by the Board of Directors 4/30/22**

**Call to Order** – The meeting was called to order at 9:30AM by acting PPCA Vice President Nancy Dressel via Zoom. Board Members present were John Alexander, Clark Chandler, Mike Christian, Nancy Dressel, Todd Gelb, Anne Lazarus and Fred Tomlinson. Also present was Community Manager, Wendi Freeman and Lake Naomi Club General Manager Robert Jones. Nancy welcomed new Board Members Anne Lazarus and Todd Gelb.

I. **Call for Nominations: 2022 Board Officers:**

**Mike Christian nominated the following:**

**Nancy Dressel – President**

**John Alexander – Vice President**

**Clark Chandler – Treasurer**

**Fred Tomlinson – Secretary**

**Anne Lazarus seconded the motion, and all were in favor.**

II. **Approval of Minutes –**

- December 11, 2021, Business Meeting Minutes – On a motion made by Clark Chandler, seconded by Mike Christian, all were in favor of approving the presented minutes with one correction. (Correction made 2/1/22 and posted to the web site)**

III. **Old Business**

- Collection Report** – The PPCA Board reviewed the collection data as of 12/31/2021. The data reports that there are currently 49 PPCA Member out of the 1751 billed unpaid at this time. 19 of those owe only for 2021, 5 owe for 2020 and 2021, 2 owe for 3 years, 5 owe for 4 years and 18 owe for 5 plus years. Past due accounts will be sent to the collection agency or attorney for further collection effort.
- Resale Certificates** - The Board reviewed the resale certificate list as of December 31, 2021. As of that date, there were 183 resale Certificates prepared for PPCA properties, and 34 for TTCA properties. As the resales prepared for 2020 totaled 321, adding the 217 for total new homeowners since the beginning of 2021, there is now in excess of 500 new homeowners in the LN-TT Community since the beginning of the COVID-19 pandemic. The Board asked Management how many of those have joined the Club at the October Meeting and that data is now included on the collections report.
- Septic Maintenance Program** – Due to other demands on the staff, the septic report needs to be updated and the inspection reports from the last few months entered. Wendi reported that a ballpark for compliance rate is around 86% but will continue to get the files updated and a report to the Board. All new Members are notified in the Resale Certificate prior to closing if the septic on the property they are purchasing has not been pumped or inspected as per the PPCA plan to monitor septic health.
- Code of Conduct Violation Update** – No update at this time.
- STR Survey Committee Update** – The PPCA and TTCA jointly have formed a committee to review the Survey data and the committee will be making regular updates to the Boards. A meeting is planned for this week.

- PPCA Revised Code of Conduct 2022 – The Code of Conduct Revision Committee met to discuss releasing a final updated document that will revise Section 7 of the code of Conduct. The committee discussed language regarding stricter noise regulation language. The committee has asked that Ranger Chief John Lamberton and Covenants Enforcement Coordinator Barbara Nichols also review the document for any comments or suggestions. The Board will revisit at their next meeting.
- **ARC Standards & Requirements Re-Write/Update of Document** – No update at this time.
- **LNC-PPCA Service Agreement** – The Board directed management to provide a copy of the draft Service agreement to Anne and Todd to bring them up to speed. The document approval is currently being reviewed by the Trustees and the attorney.

#### IV. New Business

- **Approval of 2022 Annual consent Calendar** – The PPCA Board reviewed the consent calendar which contained 4 motions to be approved as 1. On a motion made by Mike Christian, seconded by John Alexander, all were in favor of approving the consent calendar for January 1, 2022. A copy of the consent calendar is attached to these minutes.

**Adjournment** – With there being no further business at this time, the meeting was adjourned at 11:30am. The next meeting of the PPCA Board of Directors is scheduled for April 30, 2022.

Respectfully Submitted,

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

Code of Conduct Revision Committee:

John Alexander  
 Nancy Dressel  
 Clark Chandler

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

ARC S&R Re-Write Review Committee (Need to appoint replacement for TH)

Nancy Dressel  
 (Need to replace TH)