

Pocono Pines Community Association, Inc.
Board of Directors Meeting Minutes
October 6, 2022
4:00pm via Zoom
APPROVED October 29, 2022

Call to Order – The meeting was called to order at 4:00pm by PPCA President Nancy Dressel. Board Members present were 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.

- I. **Approval of Minutes** – Minutes from July 30, 2022 will be reviewed at regular Board Business meeting scheduled for October 29, 2022.
- II. **Presidents Report** – PPCA President Nancy Dressel reported on items from the most recent Trustee Meeting including Pickle Ball Updates.

III. **Old Business**

- **PPCA Financial Report** – Tabled, will be reviewed at October 29, 2022 Business Meeting.
- **Collection Report** – Tabled, will be reviewed at October 29, 2022 Business Meeting.
- **PPCA By-law Amendment** – The Board discussed final language for the PPCA By-Law Amendment that will change the PPCA Board appointment procedure. **On a motion made by Anne Lazarus, seconded by Nancy Dressel, all were in favor of PPCA Board Member election, staggering in new elected PPCA Directors over the next 3 years. Anne will provide the language based on the TTCA election procedures shortly. The by-law amendment will be reviewed and handled by Attorney Sugarman.** The Board also accepted the resignation of PPCA Board Member John Alexander. The PPCA President will contact Board Applicant Carol Ann Parisi and if acceptable to Mrs. Parisi will serve the remainder of Mr. Alexander's term.
- **STRS Committee Update** - The Township has updated their ordinance and are hopeful they will be able to start taking application for township licensing mid-October. The PPCA has received and answered numerous requests for letters stating the PPCA has been notified of intent to rent as required by the township. Management will begin compiling a list of those registered so far. The PPCA Board requested that once that is complete, management contact those that we know are renting their property to let them know registration is required. The Board discussed the STRS Committee request that Attorney Sugarman be retained to assist the Board with the STR program. The PPCA Board agreed to funds for Attorney Sugarman that will be split with the TTCA regarding STR Management. The Board also discussed funds needed for legal assistance with the by-law amendment regarding election of officers. **On a motion made by Anne Lazarus, seconded by Clark Chandler, all were in favor of funds in the amount of not to exceed \$10,000. For legal council in the matters of STR Management and the PPCA By-Law Amendment.**
- **PPCA Revised Code of Conduct 2022** – The Board reviewed the final draft of the revised Code of Conduct. The Document will be sent to Nick Haros and Steve Sugarman for review.

IV. **New Business**

- **Budget Review and Approval 2023** – Management is preparing the PPCA Budget and will send to the Board for review prior to their next meeting scheduled for October 29, 2022.

Adjournment – With there being no further business at this time, the meeting was adjourned at 5:07pm. The next business meeting of the PPCA Board of Directors is scheduled for October 29, 2022 for the review and approval of the 2023 Operating Budget and other business items.

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)