

Pocono Pines Community Association, Inc.
Board of Directors Meeting Minutes
December 11, 2025
Approved 2/21/2026

Call to Order – The meeting was called to order at 6:00pm by PPCA President Nancy Dressel. Board Members present were Ben Bender, Clark Chandler, Nancy Dressel, Anne Lazarus, and Carol Ann Parisi and Enola Royce. Also present was Wendi Freeman, Community Manager.

1. **Approval of Minutes** – Minutes from November 15, 2025 Business Board Meeting: The Board reviewed the minutes of November 15, 2025 business meeting. **On a motion made by Clark Chandler, seconded by Enola Royce, all were in favor of approving the Minutes with one grammatical correction.**
2. **Presidents Report** – PPCA President Nancy Dressel reported on items from the most recent Trustee Meeting including the Lake Naomi Club By-law task force charged with reviewing and revising the Club's by-laws. She reported that Maria Rollins is the new chair of the BOG and the new Trustee is David Mills.
3. **Old Business**
 - **Financial Report** - Tabled. November financials not yet available.
 - **Collection Report** – The PPCA Board reviewed the collection data as of November 31, 2025. The data showed that as of 11/31/2025, 1708 Members were paid for 2025. Of the 44 PPCA Members unpaid as of 11/31/2025, 32 are improved properties and 12 are unimproved properties. Collection efforts are ongoing.
 - **PPCA Sales Data** – The PPCA Board reviewed the recent resale report. The report showed that as of this date, PPCA has provided 85 Resale Certificates.
 - **Septic Maintenance Program** – The PPCA discussed the Septic Maintenance Program and the approximate 150 properties still not in compliance after considerable communications and requests. The current fine for non-compliance with the PPCA Septic Program requirements is \$250. The Board discussion ensued and all agreed that the lake and our water is so important and 100% compliance is desired. The Board directed that the fines be assessed as soon as possible with no further warnings. They also discussed the amount of the fine currently in effect. **On a motion made by Ben Bender, seconded by Carol Anne Parisi, all were in favor of increasing the fine to \$500, biannually.** Management will fine those not in compliance and send notice of the fine in 20026.
 - **Update Transfer of ARC/Covenants Enforcement** – This agenda item has been tabled at this time as the Board focusses on a proposed by-law amendment and the Annual Meeting of the Membership. The Board will resume this project in the new year once the by-law amendment process is complete.

- **PPCA By-law Amendment Discussion** – Tabled awaiting attorney response.

4. New Business:

- **2026 PPCA Board Applications** – The Board reviewed the applicants for the PPCA BOD 2026. The seats of Enola Royse and Jason Sicke will expire at the end of 2025. Both incumbents have stated a desire to serve another term. The Board also received 3 other applications for the positions. The Board was in agreement that Enola and Jason will be appointed to serve another term. Wendi will notify the applicants.
- **2026 PPCA Board Meeting Schedule** – Management provided the PPCA BOD meeting dates and Annual Meeting date to the Board. Calendar invitations will be sent through Outlook as soon as possible.
- **Other Discussion** - The Board discussed a few other items, payment processing times when checks are received and the expectation that by next year the PPCA HOA assessment will be able to be paid on line same as Club dues. Management continues to work with NorthStar on implementation. The Board also asked for an update on the Postal Service determination regarding at the house mail. Wendi will contact the post office for an update.

Adjournment – With there being no further business at this time, the meeting was adjourned at 6:56pm. The next scheduled meeting of the PPCA Board of Directors is scheduled for February 21, 2026.

Respectfully Submitted,

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