

Pocono Pines Community Association, Inc.
Board of Directors Meeting Minutes
July 29, 2023
8:30AM – Logan Steele Community Center
(10/28/2023 Board Approved, No correction)

Call to Order – The meeting was called to order at 8:30AM by PPCA President Nancy Dressel. Board Members present were Clark Chandler, Nancy Dressel, Todd Gelb, Anne Lazarus Carol Ann Parisi, Jason Sickle and Fred Tomlinson. Also present was Community Manager, Wendi Freeman, Lake Naomi Club General Manager Jeff West and Lake Naomi Club Consulting manager, Robert Jones..

1. Approval of Minutes –

- A. Minutes from April 19, 2023, PPCA Business Board Meeting: **On a motion made by Anne Lazarus, seconded by Todd Gelb, all were in favor of approving the minutes of April 19, 2023, with no corrections.**
- B. Minutes from July 13, 2023, PPCA Special Board Meeting: **On a motion made by Anne Lazarus, seconded by Clark Chandler, all were in favor of approving the minutes of July 13, 2023, with no corrections.**

2. Presidents Report – PPCA President Nancy Dressel reported on items from the most recent Trustee Meeting including an update rising credit card fees, the survey to be done by Strategic Club Solutions, the Service Agreement Draft, the Tri-Party Agreement to define the agreement between the Associations and the Club for the Capital Reserve Fees, and the transfer of the ARC to the PPCA and TTCA. Updates will be forthcoming.

3. Old Business

- **PPCA Financial Report** – The PPCA Board reviewed the financial statements for the Operating and Contingency funds as of June 30, 2023. The PPCA Operating Account currently has assets in the amount of \$646,115, including cash in the bank and the receivable. Liabilities totaled \$80,093, due to Lake Naomi Club for Contracted Services, for a total Equity of \$566,022. The P&L showed income in the amount of \$1,484,075 including PPCA Member Assessments, Late Fees, Fines Billed and Interest Income. Expenses as of June 30, 2023 totaled \$1,023,181 on a budget of \$1,039,470. The PPCA is currently running under budget in the amount of \$16,289. The contingency fund has had no activity in 2023 and the balance is currently \$216,924. The PPCA Board accepted the June 30, 2023 financial statements unanimously. The Board also reviewed the final 2022 Audited Statement, and those Statements will be available to the PPCA Membership at the Annual Meeting later this date and also they may obtain a copy on the web site.
- **Collection Report** – The PPCA Board reviewed the collection data as of June 30, 2023. The data showed that as of 6/30/2023, 1688 of the 1754 PPCA members

had paid their 2023 PPCA Assessment. Of the 66 PPCA Members unpaid as of 6/30/2023, 52 are improved properties and 14 are unimproved properties. Of the 66 unpaid, 36 owe only 2023 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 as of this date, PPCA had provided 51 Resale Certificates. 5 of those sales fell through, 6 are pending and 40 are closed.
- **PPCA Septic Program Update** – The 2023 PPCA Septic reminder letters are being prepared and will go out as soon as possible.
- **STRS Committee Update** – At the last meeting the PPCA reviewed and approved the presented draft amendment from Attorney Sugarman. Upon further review and discussion, the Board again discussed a revision. **On a motion made by Anne Lazarus, seconded by Clark Chandler, all were in favor of the revised document and will provide to Attorney Sugarman for final review.**
- **Deed Restriction Amendment Update** – The Board reviewed the final tally from Direct Vote. As the Vote to amend the Deed Restrictions to manage short term rentals did not pass, there was no further discussion at this time.

4. New Business

- **Annual Meeting Preparation** – The Board reviewed the questions received and answers to those questions. They discussed the Financial Presentation to be given, the Annual Data Sheet, etc. The Meeting of the Membership followed at 10:30AM this date.

Adjournment – With there being no further business at this time, the meeting was adjourned at 9:40AM and was followed by the Annual Meeting of the PPCA Membership. The recording of the Annual Membership Meeting is posted online at LakeNaomiClub.com, Community Association Tab, Pocono Pines Community Association. The next business meeting of the PPCA Board of Directors is scheduled for October 28, 2023, at 9:30AM.

Respectfully Submitted,

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