

Pocono Pines Community Association, Inc.
Board of Directors Meeting Minutes
February 10, 2024
9:30AM Administrative Office
Approved 4/20/2024

Call to Order – The meeting was called to order at 9:33AM by PPCA Acting President Nancy Dressel. Board Members present were Ben Bender, Clark Chandler, Nancy Dressel, Todd Gelb, Anne Lazarus, Carol Ann Parisi, and Jason Sickle. Also present was Community Manager, Wendi Freeman and Lake Naomi Club General Manager Jeff West.

1. Election of 2024 PPCA Board Officers - On a motion made by Carol Ann Parisi, seconded by Anne Lazarus, all were in favor of the nomination Nancy Dressel for PPCA President. On a motion made by Clark Chandler, seconded by Anne Lazarus, all were in favor of Jason sickle for PPCA Vice-President. On a motion made by Nancy Dressel, seconded by Jason Sickle, all were in favor of Todd Gelb for PPCA Secretary and on a motion made by Nancy Dressel, seconded by Anne Lazarus, all were in favor of Clarke Chandler for PPCA Treasurer.

2. Approval of Minutes –

A. Minutes from December 6, 2023, PPCA Business Board Meeting: The Board reviewed the minutes of December 6, 2023. **On a motion made by Anne Lazarus, seconded by Clark Chandler, all were in favor of approving the Minutes with no corrections.**

2. Presidents Report – PPCA President Nancy Dressel reported on items from the most recent Trustee Meeting including the Trustee Officers for 2024, the recent Club survey and solutions for Lake Naomi Clubhouse.

3. Old Business

- **PPCA Financial Report** – The PPCA Board reviewed the financial statements for the Operating and Contingency funds as of December 31, 2023. The PPCA Operating Account currently has assets in the amount of \$176,724, including cash in the bank and the receivable. Liabilities totaled \$3,347, due to Lake Naomi Club for Contracted Services, for a total Equity of \$173,377. The P&L showed income in the amount of \$1,501,816 including PPCA Member Assessments, Late Fees, Fines Billed and Interest Income. Expenses as of December 31, 2023, totaled \$1,460,258 on a budget of \$1,435,102. The contingency fund has had no activity in 2023 and the balance is currently \$217,187. The PPCA Board accepted the December 31, 2023 financial statements unanimously.
- **Collection Report** – The PPCA Board reviewed the collection data as of January 31, 2024. The data showed that as of 1/31/2024, 42 Members were unpaid for 2023. Of the 42 PPCA Members unpaid as of 1/31/2024, 30 are improved properties and 12 are unimproved properties. Of the 42 unpaid, 20 owe only 2023 fees. All are considered delinquent and collection actions are being taken.

The Board discussed 1 of the delinquent accounts that were sent to the attorney for collection regarding repayment terms. Management will relay the Boards wishes to the attorney.

- **PPCA Sales Data** – The PPCA Board reviewed the recent resale report. The report showed that as of this date, PPCA had provided 12 Resale Certificates.
- **Septic Maintenance Program** – The PPCA discussed the Septic Maintenance Program, reminder letters will go out for those due for inspection in 2024 closer to Spring.
- **Update Transfer of ARC/Covenants Enforcement** – Management updated the Board on the progress with the ARC project. Management will continue to work with Attorney Sugarman to complete this project.

4. New Business

- **2024 Annual Consent Calendar** – The PPCA Board of Director reviewed the Annual Consent Calendar containing 5 motions to be approved as one motion. The consent calendar is attached to these minutes. **On a motion made by Anne Lazarus, seconded by Todd Gelb, all were in favor of approving the 2024 Annual Consent Calendar.**
- **2024 Deer Management Update** – Management updated the Board on the recent deer management efforts as recommended by the USDA, an independent Forester, and the PA Game Commission. A deer culling was conducted in early February by the USDA as per the approved Pa Game Commission permit. In order to meet forest restoration goals, 35 deer were removed in Lake Naomi – Timber Trails. 1145 pounds of venison was donated to families in need in our area. The USDA will continue to monitor our deer population numbers and the Forester will continue to monitor regrowth.
- **Board Discussion: PPCA Code of Conduct, Section K, Short Term Rentals** - The Board discussed the STR Township Ordinance and the success it is having with many of the issues in LN-TT. The Board decided that at this time Section K of the Code of Conduct will remain as is.
- **Member Request for PPCA Records** – The Board discussed a request for Association Records pertaining to deer management. The Board granted the request for the PPCA Member to view the requested at the Administrative Office.

Adjournment – With there being no further business at this time, the meeting was adjourned at 11:37AM. The next business meeting of the PPCA Board of Directors is scheduled for Saturday, April 20, 2024, 9:30AM at the Administrative Office.

Respectfully Submitted,

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