

**MOUNT POCAHONTAS PROPERTY OWNERS' ASSOCIATION
OPEN BOARD MEETING MINUTES**

11-2-2024

11:00 AM

PRESENT:

Paulette Leslie, President

Ben Lifschutz, Vice President

Lori Ann Sveda, Recording Secretary (Aquatics)

Will Outwater, Treasurer (Activities)

Mary Palmeiri, Director Architectural Standards

Rick Libbey, Director Maintenance

Tom Hollywood, Director Security/Code Enforcement

1. A Quorum was established by Secretary Sveda.
2. The meeting was opened by President Leslie at 11:00 AM with the Pledge of Allegiance by the membership and then welcomed to the meeting.

PRESIDENT, PAULETTE LESLIE:

1. MPPOA's current software program (TOPS PRO) is obsolete (which handles our accounts receivable/payable, financial reporting, etc. and has been creating errors in financial reports, due to glitches, which takes a lot of time to correct by staff/accountant. In order to have accurate financial data (and after having researched several other software programs on the market), MPPOA will be updating to a software program called ENUMERATE, which will cost approximately \$1245.00/month. It will eventually allow homeowners to use a portal to make their own payments on-line (should they choose to do so), access to a homeowner's page comparable to Facebook, printable forms, documents, etc. It will allow homeowners to be more interactive. MPPOA is anticipating the transfer of data very soon and then the homeowner experience will hopefully follow within the next several months. Homeowners will be notified when "MPPOA GOES LIVE!"
2. Information is available to any homeowner wanting to change their current electric company to the NEW WAVE ENERGY PROGRAM which is offering a better electric rate right now. Information is available here and, in the office, thereafter.
3. President Leslie reported that in the past 16 months that she has been on MPPOA's BOD, she has spent an inordinate amount of time correcting previous BOD's decisions/mistakes such as:
 - a) Front & back deck (of MPPOA Clubhouse) needing corrective action (due to faulty materials chosen, poor installation by Maintenance blocking the fire exit door; residential railings installed instead of commercial building railings (as was cited by State Inspector),
 - b) Pool heater not working because it was not wired correctly,
 - c) No lighting in basement,
 - d) Mold remediation of basement,
 - e) Continual flooding of basement caused by faulty decking

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All these issues have taken time and (additional monies) to get contractor bids, approve the contracts and ultimately have the work done properly and effectively. Had they been done thoughtfully and correctly the first time; a lot of money would have been saved by the community at large.

4. Again, rumors were addressed and baseless FACEBOOK posts by homeowners stating that President Leslie or any BOD, is “pocketing” homeowner’s money, **CLEARLY IS FALSE AND MUST STOP!** Financial reports are handed out at every meeting (and AVAILABLE TO ANY HOMEOWNER who wants to make an APPOINTMENT to discuss further.) Not only are these “claims” unfounded, false and hurtful, they are completely slanderous and defamatory, and **THEY NEED TO CEASE IMMEDIATELY???!!!**
5. Another FALSE allegation that was posted was that President Leslie had her road paved, where in fact her neighbor had their driveway paved!! There simply is no “point” to making such allegations!

VICE PRESIDENT, BEN LIFSCHUTZ :

1. There is a need for homeowners to volunteer/sign-up for various committees. Everyone has a level of expertise in some area and would surely be an asset in helping our community achieve the common goal of moving forward. Volunteer sheets are available now and always in the MPPOA Office.

TREASURER, WILL OUTWATER (ACTIVITIES:)

1. Both the end of the summer picnic and the Halloween Party were successful due to the volunteers, donations and dedication of our community.
2. Plans are in the works for Pizza with Santa for the children in the community which will be announced on the MPPOA Website and Facebook Page very soon. We are planning on pizza, crafts, pictures with Santa and goodies.
3. Discussions have been underway for MPPOA to host a Superbowl Party at the Clubhouse for adults and a 2025 Spring Vendor Fair, which will also be announced in the future, so stay tuned!
4. Ideas were floated about hosting an outside fair in the field to generate monies for the community, with the realization that it would take a lot of investigation, but it’s a thought for now.
5. A quick survey was conducted with the homeowners present regarding their thoughts on wanting a paper newsletter vs. emails/Facebook posts on events, updates, etc. The homeowners engaged in a discussion and eventually agreed that the current method of communication is satisfactory.
6. The homeowners were also questioned if they thought a large message board posting events at the corner of Meckesville/Old Stage Road, comparable to church/fire station boards, would be beneficial and the homeowners thought it would be. This would have to be further investigated.

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7. President Leslie reported on the current collection/financial information to the homeowners (in addition to the financial reports that were included in the packets that were distributed today.)
 - a) \$649,575.00 is still owed to MPPOA.
 - b) Out of 23 liens that were implemented in the amount of \$65,559.31 and \$24,184.00 has been collected thus far.
 - c) Seven (7) homeowners have entered into payment plans.
 - d) Hoffman Law Firm is handling MPPOA's larger debt collections.
 - e) Since 12/4/2023, Diane Hartman (MPPOA Office Support/Collections Personnel) has collected \$136,248.00 in delinquent debts from MPPOA homeowners.

DIRECTOR ARCHITECTURAL STANDARDS, MARY PALMEIRI:

1. Twelve (12) permits have been issued for wells, decks thus far.

DIRECTOR OF SECURITY/CODE ENFORCEMENT, TOM HOLLYWOOD:

1. A Security Guard was investigated/terminated yesterday for a severe infraction.
2. The negative comments were again addressed on Facebook regarding a specific incident where juveniles allegedly attempted to break in a property. To clarify, the State Police were contacted. Please note that if Security does not "witness an actual event, it did not happen", but that does not mean there won't be follow up or investigation. Homeowners are again advised not to speculate or post "opinions" about such issues, but rather stick to the actual facts.
3. The August-October 2024 Security reports are included in the packets that were distributed today.
4. The importance of following MPPOA's Rules/Regulations, such as obtaining necessary permits, was stressed.
5. Homeowners were reminded that there is an appeal process in place should someone choose to appeal their citation. Homeowners have fifteen (15) days to appeal to file their appeal and it is so noted on the bottom of the citation.
6. Consent forms are available (and always available in the office) to authorize Security onto a homeowner's property in the homeowner's absence (vacation, unexpected absence, etc.)

DIRECTOR OF MAINTENANCE, RICK LIBBEY:

1. The winter salt has been relocated to the new area.
2. The roofing for the salt storage will cost approximately \$33,000.00 and is scheduled to be started in December 2024.
3. The equipment/implements are now stored in the pole building, out of the elements.
4. The electrical for the pole building needed to be upgraded for safety reasons and was initiated, but some issues were encountered causing slightly more work than originally planned for.

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5. A future project will be to have the well/septic systems back in working order and a small addition to the current Maintenance Building to house Maintenance/Security staff/office.
6. A mower/trailer was donated to MPPOA by a homeowner which will be used strictly for pot hole patching.
7. There are certain implements that are no longer useful to MPPOA that will be listed for sale to MPPOA homeowners first, then FACEBOOK MARKETPLACE if need be.
8. Our Maintenance personnel did a job in five (5) hours with our excavator that was originally quoted by an outside contractor at \$4,000.00. This job alone saved our community thousands of dollars.
9. There have been nine (9) requests for speed "humps", but a study would require Fire/Emergency personnel's assessment, permission from homeowners, assessment of speeding cars in areas, etc. This project has been placed on a "back burner."
10. Grass maintenance this year included cutting ninety (90) acres of every two (2) weeks in addition to other areas within the MPPOA Development itself. Our Maintenance Personnel did an excellent job!
11. MPPOA had 15,000 gallons of water available to the local Fire Department if needed during the drought.

RECORDING SECRETARY (AQUATICS): LORI ANN SVEDA:

1. Remember that the clocks go back one (1) hour tonight for Daylight Savings.
2. On a very personal note, Secretary Sveda expressed her gratitude to the homeowners for their support and compassion given with regard to the recent passing of her husband, but also mentioned again how negative comments affect people. Due to her husband's hastened and untimely passing, minutes from the July meeting were not posted timely and a homeowner questioned the whereabouts of the minutes. When the homeowner was made aware of the personal situation, it was suggested that the secretary "step down" from her duties. The fact that grace was not considered, let alone mentioned, was quite disappointing. Secretary Sveda asked that people simply be kinder and think before putting such thoughts to paper as to how it might be unfavorably received.

OPEN DISCUSSION:

1. Homeowners complimented the Maintenance crew on their pothole repairs.
2. Due to the large amount of vehicles that speed through the stop signs at Old Stage/Meckesville, it was recommended that the State Police set up at the Cluster Boxes to catch these violators. (This has been done in the past.) This is a very dangerous intersection.

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3. The BOD was notified that Paul Hanley, a previous MPPOA BOD President, sadly passed away on 9/30/24. It was requested by Mr. Hanley's wife that we honor him by adding his name to the plaques in MPPOA to which we agreed.

ADJOURNMENT: President Leslie made a motion to adjourn the meeting, which was seconded by Treasurer Outwater. The meeting was adjourned at 12:23 PM.

RESPECTFULLY SUBMITTED,

LORI ANN SVEDA,
RECORDING SECRETARY
MPPOA

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