MOUNT POCAHONTAS PROPERTY OWNERS' ASSOCIATION
OPEN BOARD MEETING
OCTOBER 24, 2026
11:00 AM

PRESENT:
Paulette Leslie, President
Ben Lifschutz, Vice President
David Cole, Treasurer
Lori Ann Sveda, Recording Secretary
Rick Libbey, Maintenance Director
Mary Palmeiri, Architectural Standards Director
Donna Fenstermaker, Director
Jerry Ragusa, Director

ABSENT:
Alan Ingrasia, Director (Medically Excused)

A quorum was established by Secretary Sveda.

The meeting was called to order by President Leslie at 11:00 AM. President Leslie welcomed everyone in attendance and asked all to join in the Pledge of Allegiance. President Leslie announced she would be going last.

TREASURERS REPORT (David Cole):

1. The balance of outstanding dues through 10/22/26 is $457,768.67
2. There are 379 parcels/houses on the Aged Owner's Report
   a. Of the 229 owners, 32 are currently on payment plans
   b. 11 owners will have Civil Complaints filed against them in the next week
   c. 23 owners have Judgements filed against them (of which 6 were in payment plans)
   d. 24 owners have parcels going to the Judicial Sale in November

*A homeowner questioned if MPPOA has an attorney specifically for collections. President Leslie responded that we did, but it was determined that we can perform the same functions; therefore, we discontinued their services.

VICE PRESIDENT (Ben Lifschutz):

1. In recent months, the employees of MPPOA (Maintenance/Clerical) have contacted Teamsters Local 773 for representation and contract negotiations with MPPOA BOD will soon commence.

ARCHITECTURAL STANDARDS DIRECTOR (Mary Palmeiri):

The Architecture Department continues its' work to uphold our community standards, support homeowners with improvement projects, and maintain the visual integrity of the neighborhood. Overall, the department experienced a steady level of activity and maintained strong responsiveness despite occasional challenges.

Mission & Responsibilities:
The Architecture Department is responsible for maintaining the architectural integrity and long-term aesthetic value of the community. Core responsibilities include:
*Reviewing and approving homeowner modification requests.
*Ensuring compliance with established architectural guidelines.
*Providing guidance to homeowners planning exterior improvements.
*Supporting consistent property standards that protect community value.

Activity Summary:
We processed all homeowner requests throughout July 2025 – July 2026:
Eleven (11) applications were received:

- **3 Decks**
- **2 Porches**
- **3 Sheds**
- **1 Garage**
- **1 Addition**
- **1 Lot Clearing**

Average review time: three (3) to five (5) days
These figures reflect the departments' commitment to timely reviews and clear communication with homeowners.

Compliance & Enforcement:
The department continued monitoring for guideline adherence and addressed issues as they arose:

- **Compliance notices issues**: 2
- **Common Issues**: unapproved structures
- **Resolutions:** 1 resolved, 1 pending

RECORDING SECRETARY (Lori Ann Sveda):

1. MPPOA Hosted a Craft Fair on 10/17/26 which showcased vendors with many different products than the prior Craft Fairs.
2. On 10/31/26, we will be handing out trick or treat goodie bags and maps of participating homes for Halloween. Information will be posted on our website.

MAINTENANCE DIRECTOR (Rick Libbey):

1. Roads to be addressed in 2027 was prepared and submitted to the BOD.
2. Sidelines are currently being taken care of.

***Several homeowners began to present the following issues:**
Why did MPPOA purchase the dump truck that is in the Maintenance Yard? Can it be driven by our Maintenance employees? Does it work?
Do any of our Maintenance employees even have a CDL license to operate the dump truck because of the hydraulics?
It was noticed that a road was created leading to an empty lot on Shenandoah (which is a dead-end road where nobody lives) and furthermore, there was a large amount of stone utilized, and Maintenance employees spent an inordinate amount of time doing this? Our concern is there are so many other roads where people live/drive that use and should've been addressed?

*Director Libbey misunderstood the communication about the lot and thought it was already sold; therefore, he mistakenly directed the Maintenance employees to create the road on Shenandoah, because the owner of the lot had made the request about making the entrance way more accessible. All in all, it was a miscommunication/misunderstanding between Maintenance/Office.

It was questioned/suggested that the owner of the lot be billed for the creation of the road

PRESIDENT (Paulette Leslie):

1. A Meet & Greet with Santa for the children will be Saturday, December 12, 2026, from 10:00 AM to 1:00 PM. **(Please call the office/email to sign up ahead of time.)**
2. An Adult Christmas Party for the homeowners will be later that evening from 5:00 PM to 9:00 PM. This will be a catered event, but soda/water will be provided. **THIS IS ALSO A BYOB.** You are encouraged to bring a dessert to share. **(Registration for this must be to the office no later than 12/5/26.)**
3. Parts of the playground equipment are showing evidence of exposed screws. Upon some research, commercial grade playground equipment is very expensive. This issue must be further investigated.

OPEN DISCUSSION:

1. Because discussions took place after some Director spoke, there was not a need for an open discussion.

ADJOURNMENT: President Leslie made a motion to adjourn the meeting, which was seconded by Secretary Sveda, all were in favor and the meeting was adjourned at 12:00 PM.

RESPECTFULLY SUBMITTED,

Lori Ann Sveda
MPPOA Recording Secretary

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ADDENDUM: A meeting is scheduled for Saturday, 11/14/26 at 11:00 AM at Mount Pocahontas Clubhouse to address a few follow-up concerns from 10/24/26.