

**MOUNT POCAHONTAS PROPERTY OWNERS' ASSOCIATION
EMERGENCY OPEN MEETING
5-4-2024**

PRESENT:

Paulette Leslie, President
Lori Ann Sveda, Recording Secretary
Alan Ingrassia, Director of Security
Thomas Hollywood, Director Architectural Standards/Code Enforcement
Ellen Cuffari, Director Activities/Aquatics
Richard Libbey, Director of Maintenance

VACANT:

Treasurer
Vice President

1. The meeting was opened by President Leslie at 11:09 AM with the Pledge of Allegiance by the membership.
2. A Quorum of the BOD was established by Secretary Sveda.
3. President Leslie reported that she would be speaking after all the other Board Members did their reports today to address some very important issues.

DIRECTOR OF ARCHITECTURAL STANDARDS/CODE ENFORCEMENT REPORT:

1. A total of eight (8) citations have been given since April 6, 2024. Homeowners have fifteen (15) days (from the date of citation) to take care of citations or pay the fee.
2. The homeowners were addressed about the need to help keep our community clean and to ask their neighbors to help too and to take pride in our community. This will be a major mission of this BOD position.
3. The specs of a shipping container home were presented to MPPOA to be used for low-income housing (under the guise of retirees/veterans.) Although Penn Forest Township would approve such a building, the BOD has strong opinions that these homes would negatively (financially) impact the surrounding homes in the area.
4. Regarding fencing around pools (with 24 or more inches of water and this includes hot tubs and spas as well) must be at least four (4) feet high. Permits from both Penn Forest Township and MPPOA must be obtained for fence installation.
5. Regulations regarding the dimensions and installation of fences were discussed. Again, permits from both Penn Forest Township and MPPOA must be obtained prior to installation.

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DIRECTOR OF MAINTENANCE:

1. The Conference Room of the Clubhouse is scheduled to be remediated on May 15/16, 2024.
2. The repair of the back deck of the Clubhouse is scheduled to start May 20, 2024 with the new acrylic rubberized decking.
3. Concrete Alternative submitted the best bid (using a limestone grout pumping agent) to even the slabs around the pool area at approximately \$15,000 with a five (5) - ten (10) year last. This is necessary to have done because slabs are uneven, which could cause tripping/injury.
4. A status report on the salt shed relocation was given. One bid is for 4" compacted asphalt at \$7,100, the others were for 3" compacted and were more expensive. (Written bids will be forthcoming.)
5. Two (2) candidates have been interviewed for the Maintenance positions. One (1) candidate was offered the position and accepted. The tentative date of hire is being worked out. Arrangements for the second candidate to return for a meet/greet next week for a final determination are in the works.

DIRECTOR OF SECURITY:

1. It was announced that MPPOA hired two (2) Security guards who are scheduled to start May 12, 2024. They will cover hours in the evening and night shifts, 20 hours each/week, rotating hours/days throughout the week.
2. Our current Security Officer, Joe Clemson, will then reduce his schedule to 20 hours/week, rotating the hours throughout the week.
3. An allotment of sixty (60) hours/week is designated for Security. These hours will be divided amongst the three (3) Security Guards each week. The hours will vary for each throughout a twenty-four (24) hour period, alternating hours and days as scheduled.
4. The budget for Security will not change (contrary to false FACEBOOK-META postings.)

RECORDING SECRETARY:

1. An update on the Bylaws Committee was given. The proposed amendment changes were given to our new general attorney, Kelly Jamison, for review. Attorney Jamison had several recommendations to the proposed amendments; therefore, more corrections must be made before they can go out to the homeowners prior to the annual meeting.
2. The proposed bylaw amendments/ballots/bios, etc. will be mailed out very soon to homeowners with instructions.
3. Attendance at the Annual Meeting was stressed regarding and meeting quorum guidelines per the PA HOA ACT 115 law.

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DIRECTOR OF ACTIVITIES/AQUATICS:

1. Three (3) lifeguards and two (2) badge checkers have been hired for the 2024 pool season. The lifeguards are in the process of getting their certifications. Their schedules will be worked out after they're certified.
2. A status report was given on the 5/18/24 vendor sale.
3. The luau is scheduled for 6/15/24.

PRESIDENT REPORT:

1. The negative comments were addressed on the MPPOA Facebook/META Accounts. It was stressed that not everything posted is factual and the current MPPOA BOD has no control on what is put on the official MPPOA Facebook/META account as no current MPPOA BOD member has account control of the official site and we are currently trying to have this corrected.
 - a) Comments on FACEBOOK/META implied monies went into BOD members pockets from events. President Leslie reported the following: Rentals, citation monies and assessment dues are deposited into the Operating Account. Event monies spent/received are balanced out through the budget.
2. A repository list was made available to the homeowners should anyone be interested in purchasing lots, including the instructions on how to go about the purchase of lots.
3. The pool was recently acid washed by Strand Pool. On 5/3/24, Strand then introduced chemicals to counteract the well water minerals/metals the pool was filled with, which in turn immediately changed the color of the pool to green. This color will dissipate back to clear once the process takes place.
4. It has been noticed that our basketball/tennis court has been used as a personal dog run. These dogs are locked in and go to the bathroom on the courts. It is also to be noted that the biggest offender is not an MPPOA homeowner. NO PETS ALLOWED signs were ordered and will be installed. Also, after the new Security personnel start, the court will be locked after hours and reopened in the morning. (POST MEETING: 5/6/2024: This person was informed that this practice must cease/desist immediately.)
5. Due to missing funds, new security protocols have been implemented after Bank and State Police investigations.
6. The Unfair Labor Litigation is ongoing.
7. President Leslie reported that a year ago she was denied the ability to review invoices/receipts, etc., because there were questions regarding the MPPOA finances. President Leslie is affording our homeowners the ability to make an appointment, ask questions and view records not deemed confidential by our legal team.

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8. President Leslie praised the work of her Budget Committee thus far as they have taken their position very seriously and have cut expenses where they can. Another meeting will be scheduled for June.

OPEN DISCUSSION:

1. A homeowner questioned if MPPOA was going to do Community Clean Up this year. President Leslie reported that due to the abuse of filling dumpsters last year (people dumping from other developments), there is no room in the budget. It was suggested that neighbors could maybe make arrangements with each other to share the expense of a dumpster.
2. A homeowner questioned the process of removing trees – Director Hollywood reported that as long as a homeowner is not doing lot clearing (which is a completely different process), they should mark the trees they want to remove and contact him to make sure. Dead trees or trees that could potentially cause property damage should be no problem.
3. MPPOA has been citing more AIR B/B and/or short-term rental homes causing issues.

ADJOURNMENT: A motion to adjourn the meeting at 12:08 PM was made by Nadia Gilmore, which was seconded by Jeff Treubig. All were in favor, none opposed, the meeting was adjourned.

RESPECTFULLY SUBMITTED.

Lori Sveda

Lori Ann Sveda,
Recording Secretary

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