

MPPOA OPEN BOARD MEETING

MAY 8<sup>TH</sup>, 2021

LOCATION: MPPOA CLUB HOUSE

Start: 1100

Pledge of Allegiance

Reports handed out

Open Forum discussion

Tower: 1<sup>st</sup> company put tower up. 2<sup>nd</sup> company is sharing on lower part, 3<sup>rd</sup> company not able to use, therefore suing us and 1<sup>st</sup> company. 1<sup>st</sup> company was giving us \$1800/month, now increased to \$3800/month. 2<sup>nd</sup> company gave us check for \$17000 which paid off truck. Lawsuit now done.

Clubhouse : Phase 1 body squared, certificate of occupancy received for inside building

Phase 2 is patio and handicapped ramp

Forensic audit showed nothing fraudulent

Hallet: we are cancelling lawsuit as they blame board of directors at the time saying they did exactly what the board told them to

Office wages: 2 workers, no health insurance, one full time when the other retires, add part timer

Member feels too high of wages

Budget for roads: Can it be increased to fix roads, presently putting new base, waiting to see if it moves, if it does take it up and put new base and continue

Questioned road fee

Will be hiring part time seasonal maintenance

Security: wages \$35000 but don't see them, possible security company or vote to get rid of security

Trucks : Trucks have western plow, oldest truck has Mayer plow, 2017 pickup paid off \$17000

Building: \$37000 allocated to fix building

Why not put security in truck that's for sale? Truck is 2500 series, gets 4-5 miles/gallon. Kia is 4 cylinder, gets good gas milage, will get labored ASAP

Joe Cuffari stated that garage was open for 2 weeks and questioned why security didn't notice and when called got no response. President showed up first

Requests motion to fire security and have no security, someone else seconded. This would need to be sent out to whole community to vote on. Will price outside security. Charles Fierro requests security log be made public as well as security hours.

Suggestions to use social media or email. We have 500 email addresses, only about 130 people want to be contacted that way. Someone suggested fund raisers. Possible pavilion as tents cost \$500-1000 to rent each time.

Jamie questioned what board member authorizes fines, stated security was forced to write citation for ATV by board.

Need authorization by homeowner to go on someone's property.

If want private security, dues will increase. Professional security people have to justify being here, citations will be issued.

Need accountability from security.

Alan found out citation was given after it was given. Citation was given after an official complaint filed. Attempted to resolve this neighbor dispute, unable to so citation was given. It is up to security's discretion to give citations if rules not followed, all rules.

ATV will be voted on by community at annual meeting. We will start posting rules.

Alan asking for more involvement by residents.

Jay asks where are board members? Says he has emails, states Tatiana gets free pass

Joe states wife wants to be on board, will step up if board wants her

Something is in place for when board members term ends.

Penn dot spends \$1 million/mile

Pocono spray patch on roads, hasn't lasted. Planning on tar and chip.

Community clean up day-bags/gloves for people to pick up next weekend

Compiling list of roads to be done.

It is the boards decision not to post security hours. If you call security and there is no answer, call 911

New maintenance building- spray foamed in past but never dried. Will keep small area and get pole building, cost \$68000, 44 feetx66 feet, concrete floor, will store maintenance equipment. Smaller building needs mold remediation, will repurpose as office space, can do by self.

Building was oil, gas, windows rotting, heat going out door, question mini split.

This building is now able to be rented.

Meeting adjourned at 1256.