

Mount Pocahontas Property Owners' Association
Open Meeting
4-6-2024

PRESENT:

Paulette Leslie, President
Lori Ann Sveda, Recording Secretary
Richard Libbey, Director of Maintenance
Ellen Cuffari, Director Activities/Aquatics
Alan Ingrassia, Director of Security

VACANT:

Treasurer
Vice President
Director of Architectural Standards/Code Enforcement

1. A Quorum was established by Secretary Sveda.
2. The meeting was opened by President Leslie at 11:05 AM with the Pledge of Allegiance to the flag by the membership.

PRESIDENT REPORT:

1. President Leslie announced the appointment of Richard Libbey as our new Director of Maintenance. Mr. Libbey's term will expire July 2026.
2. President Leslie reported on the estimate(s) for the rubber roofing from Mazella for the back deck of the Clubhouse to prevent the water leaking into the basement as well as mold remediation for the Clubhouse Back Room (\$2,375.00), Industrial Dehumidifier in basement (\$2,150.00) and stairs from deck into pool area. This is the third and lowest estimate MPPOA has received.

* RUBBER ROOFING/30-YEAR WARRANTY - \$41,232.00
*ACRYLIC ROOFING/20-YEAR WARRANTY - \$28,650.00

Director Libbey will be contacting an engineer/architect to evaluate the structure underneath the deck to assure safety compliance for use of deck.

3. The status of the Long and Short-term rental programs was reported on.
4. The status of MPPOA collections for the last three (3) months was reported on.
5. Golf cart regulations were revised in December 2023 and are available in the MPPOA Office). New golf cart registration is now \$40.00/year (with proof of insurance) and renewal of registration is \$30.00/year (also with proof of insurance). A new flag color will be available per different year. 2024 is YELLOW. (Homeowners must be in good standing to receive new/renewal.)
6. MPPOA will be using Attorney Kelly Jamison for day-to-day business as needed.
7. MPPOA has converted the entire security system to Control Security System from Century. All MPPOA buildings are now covered with security cameras.
8. MPPOA has added a new type of banking system to the existing Operating and Reserve Accounts. When each account reaches a certain threshold, the excess monies will move over to the IntraFi Accounts and gain more interest than it would if it remained in the original account.

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ACTIVITIES/AQUATICS REPORT:

1. Director Cuffari reported on the success of the Valentine's Dinner (which was a Potluck Dinner), St. Patty's Dinner and the Easter Egg Hunt. All the events were open to the Community and the participation was outstanding and appreciated.
2. The Vendor Sale is scheduled for May 18, 2024, and there are 17 vendors signed up thus far. Should anyone want to donate bake goods for this event, please contact Director Cuffari at mtpocahontasevents@gmail.com.
3. MPPOA is having a "Luau" on June 15, 2024. (More Information will be posted on the Website.)
4. MPPOA will be arranging the maps for a Community Yard Sale on June 22 & 23, 2024. (More Information will be posted on the Website.)
5. The Annual MPPOA Meeting and Picnic is scheduled for July 13, 2024. (More information will be posted on the Website.)

MAINTENANCE REPORT:

1. Prior preventative maintenance programs failed regarding the upkeep of the MPPOA vehicles/equipment. With that being said, all three (3) trucks are now up and running. The dump truck, which was originally thought to be a loss, only needed a new battery and a few minor repairs and is now operating properly.
2. MPPOA is currently soliciting bids for salt shed relocation. This would allow for the current metal building (if not rusted out) to be relocated and used for equipment storage and/or to work on vehicles.
3. Director Libbey reported that he would like a Road Committee comprised of Community members to help evaluate roads throughout the development and give priority to roads most distressed.
 - a. A rough quote to pave a road right now is anywhere from \$70.00 - \$170.00/linear foot, which in turn means one (1) paved mile could cost upwards of \$900,000. MPPOA is "fixing" what we can with the limited staff/poor weather.
4. Cold patching potholes right now is a waste due to the colder temperatures, but having the dump truck back in service will also make this job much easier to handle.
5. Currently soliciting bids on concrete leveling around the pool area as many of the slabs are uneven. This could be a costly venture as well.

SECURITY REPORT:

1. Director Ingrassia reviewed the January – March 2024 Security Reports with the Homeowners. (Handouts attached.)
2. MPPOA is looking to add more hours to security to cover both evening and night shifts. The BOD already reviewed the Security Budget (handouts attached.) These additional hours would be part-time hours, broken up over the staff/shift/week. This would not be an increase to the already stated Security Budget.

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PRESIDENT REPORT (CONTINUED):

9. President Leslie addressed the recent FACEBOOK/META posting about the inaccuracy of the Security budget on both MPPOA Accounts (Official and Unofficial.) President Leslie advised the homeowners that not all posts made are sanctioned by the MPPOA BOD; therefore, not necessarily accurate because the Administrators of these sites are no longer on the BOD. Due to the unique nature of this situation, anyone having concerns about any posts made on the "official" MPPOA FACEBOOK/META site should contact the MPPOA Office for clarification and/or an appointment to discuss.
10. President Leslie announced that the BOD has appointed Mr. Thomas Hollywood as the Director of Architectural Standards/Code Enforcement. Mr. Hollywood's term will expire July 2026.
11. On April 2, 2024, Jay York, Director @ Large and Jamie Jones, Vice President announced their voluntary resignations on the public forum of FACEBOOK/META.
12. President Leslie announced there were sign-up sheets available for volunteers and the Road Committee. Additionally, biography forms are available for anyone interested in running for a BOD seat in July 2024.
13. President Leslie also announced that complaint forms were available for anyone to complete about any issue they would like to further discuss in a one-on-one atmosphere.

OPEN DISCUSSION:

1. It was questioned if roads were to be done in blacktop/stone, would a homeowner have input regarding what was placed in front of their home due to some homes having more water runoff than others when it rains heavily. Homeowners were advised to contact the office, sign up for Road Committee and/or note on a concern/complaint form available in office.
2. Regarding more speed bumps/humps being installed, it was brought to the attention of the homeowners that a previous litigation was filed against the HOA for speed bumps that did not conform to PENNDOT regulations (which supersedes HOA rules for the same); therefore, the HOA must be sure we adhere to the PENNDOT regulations.
3. A homeowner questioned if there was a possibility of obtaining a grant for larger projects.
4. A heated discussion was pursued, involving a homeowner, demanding more information regarding past employees and a situation that could not be further discussed. As the discussion could no longer be entertained, it was terminated.

RESPECTFULLY SUBMITTED,



LORI ANN SVEDA

RECORDING SECRETARY

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ADJOURNMENT: Chuck McFeeley made a motion to adjourn the meeting at 11:54 AM, which was seconded by Richard Libbey, all in favor, none opposed, MOTION PASSED.