

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors – Meeting Highlights

Date: October 10, 2015

Club House 9:00AM

1. Call to Order – by Gary Smith at 9:07AM

- a. Attendance: Gary Smith, Vince Ricci, Ernie Hayfield, Steve Melnick, Lynn Ball, Chip Callori, John Gumina

Others: Pat Briegel, Mary Ann Freeby, Officer Kenny Palmer

2. Review of Minutes:

- a. Steve motioned to approve the minutes from September 12th with one change, Second by Vince. All were in favor.
- b. Vince motioned to approve the minutes from September 18th, Second by Gary.
FOR: Gary, Vince, Ernie, Steve, Lynn, Chip (John was absent from the 9/12 meeting)
- c. Steve motioned to approve the minutes from September 25th with one change, Second by Vince.
FOR: Vince, Ernie, Steve, Lynn, Chip, John (Gary was absent from the 9/25 meeting)

3. Management & Committee Reports:

Maintenance/Facilities:

Gazebo Repairs – Attached is the report following Management's meeting with structural engineer Jim Wilson, PE. The insurer sent an adjuster representative to inspect the premises. He has advised they will be sending an engineer for inspection as part of processing our claim. Pursuant to the recommendation of Mr. Wilson, we are monitoring the flooring and structure, and there appears to be no additional movement. The PE also recommends replacing certain footings. Management will await further Board direction.

Speed Humps – The speed hump painting work has been completed. Signs removal/replacement has begun, and will proceed as schedule and weather permit.

Boats – Management awaits further instructions from Board for disposition of remainder of boats.

Pocono Spray Patch – E-fog work has been completed on all scheduled areas.

Violations - See attached report.

Lake – The Lake is in very nice shape following our efforts this summer. I heard from several residents who agree, including former committee member John King, who stated, “Pat-Kudos to you and the lake management team. The lake has cleaned up very well and looks as good as I've seen it in quite awhile”.

Committees:

Finance Reports – see attached reports. A 2016 Itemized list for board input has been provided. Draft budget will be available for presentation to Finance Committee and Board members by mid October.

Kids Club – Tennis camp started September 22, 2015.

Bingo – The first BINGO was held Saturday, September 19, 2015 because of the low attendance the Bingo Club is requesting \$75.00 to cover costs.

Communication Committee -

Safety Committee/Management – Fall Safety Festival - Mary Ann received confirmation of participation from Monroe County Office of Emergency Management for the event. They will be providing demonstrations and handouts. We have contracted with the same DJ, hayride provider for 2 wagons and 2 teams of horses, “Hop Until you Drop”, as in previous years. We also have obtained donations for the two main tents. A BML resident owner has sponsored the full cost of a Face Painter, subject to receipt of W9 and insurance. PMA has arranged Smokey the Bear through the aid of the Park Service and Grey Towers National Historic Association. They will be providing coloring books and stickers as well. PMA will pick up Smokey and Return him to Grey Towers.

SARP Report – Officer Palmer presented a Report for August 2015 of crime statistics for SARP’s entire patrol area. The Blue Mountain Lake Club stats for the period of August 4, 2105 through October 1, 2015 consisted of 18 calls, broken down as follows –

- (5) False alarms
- (2) Miscellaneous – general inquiry
- (1) Flim Flam (Con/Scam Report)
- (1) Criminal Mischief
- (3) Non-Criminal Investigations
- (1) Animal Complaint
- (1) Mental Health Inquiry

- (1) Littering Complaint
- (2) Suspicious Person/Vehicle Complaint
- (1) Lost and Found Juvenile

Other:

Request for Commonwealth Foundation Speaker for BML Annual meeting - Resident Ed Cron has inquired with the Commonwealth Foundation on a speaker for the BML annual meeting. According to Ed, the speaker can range from property taxes, to education funding, union participation in PA. There is no cost but a suggested gratuity of \$50.

Richard Xie would like to meet with the Board discussing his fine for his rental property awaiting response.

Mrs. Wine-Crooks received a fine for the backend of her vehicle sticking out of the driveway. It was stuck there during an ice storm and she tried to hire a truck to move it. But they were not available immediately so she was fined for two days. She is asking for the Board to show some leniency.

4. Old Business

- a. Discussion on gazebo repairs. Our insurance company is sending an engineer on October 14th.
- b. Steve motioned to repair the fencing on the tennis and basketball courts this year, Second by Lynn. All were In Favor.
- c. Review of Board confidentiality and loyalty. Discussion concerning the club's legal counsel's presentation.
- d. Discussion on a legal opinion concerning an existing contract.

5. New Business

- a. PMA to contact the town about the recurring pot hole on the right as you pass through the guard shack onto Pocahontas.
- b. Discussion on rules concerning pets.
- c. Discussion on 2016 budget. Pat to send a preliminary draft to the Board by the end of the week.
- d. Steve motioned that the notification of election results go to the entire Board as well as to Management, Second by Lynn. All were In Favor.
- e. The initial meeting to lay out the Management transition plan is scheduled for November 4th.

6. On-Line Votes

- a. Vote to accept the final contract with Preferred Management.

FOR: Gary, Vince, Ernie, Steve, Lynn, Chip

AGAINST: John

- b. Vote to release highlights of the new BMLC Management contract (Sent to Board members by Gary on October 8th).

FOR: Gary, Vince, Steve, Lynn

AGAINST: Chip, John

- c. Vote to accept the final contract for snow & ice services with Erbs Landscaping Inc.

FOR: Gary, Vince, Steve, Lynn

AGAINST: Ernie, Chip, John

7. Adjournment: Gary Smith called for adjournment of meeting at 12:05

**Board of Directors
Open Meeting
Date October 10, 2015
Club House 12:10pm**

1. Welcome – Steve welcomed members and reviewed the agenda

2. Contract Process – Steve reviewed the entire 6-month process leading to the selection of Preferred Management as our management company starting on January 1, 2016.

3. Financials – Lynn reviewed the financials of the new management contract.

4. Services – Gary reviewed the services covered in the new contract.

5. Question & Answer Session:

QST: Steve Harper would like to see more community involvement in processes going forward. Can we tap into our member's expertise?

ANS: Yes – we will work on a process.

QST: Ted asked John Gumina why he told all that were in attendance at the last open Board meeting that the management contract went out to bid six years ago when it never went out to bid.

ANS: None

QST: Vanessa asked John to clarify his interpretation of the new contract financials.

ANS: John will get back to her.

QST: Dan Carney asked if the Board will establish a procedure to evaluate the performance of the management contract.

ANS: The Board will create standard measures.

QST: Dan Carney asked how often the reserve study is completed.

ANS: Every 5 years

QST: Dan Carney asked what has been implemented over the past 20 months concerning reserves.

ANS: The entire three dollar per month increase in dues has been deposited into the reserve account and this will continue.

QST: Dan Carney asked if the new management company is bonded.

ANS: Yes

QST: Dan Carney asked if the employees of the new management company subject to a background check prior to employment.

ANS: Yes

QST: Dan Carney asked if a detailed evaluation can be kept on the management company and all service providers.

ANS: Yes – this will be added as an ongoing process.

QST: Michelle Harper asked what else is in process as far as contract negotiations.

ANS: The RFP for snow removal is already in process as the current contract expires on December 31, 2015, The contract for landscaping services will be next as that contract also expires on December 31, 2015.

QST: Randy asked what the term of the management contract is.

ANS: 3 years

QST: Randy asked if there is a year over year increase in the management contract.

ANS: Yes – 3% per year.

QST: Randy asked if PMA participated in the RFP process.

ANS: Yes

QST: Bob asked how the contract committee was nominated.

ANS: The contract committee was selected by a 7 to 0 Board vote.

QST: Lynn asked where the dedicated manager will live.

ANS: We do not know

QST: Lynn asked what happens if the dedicated managers are not working out.

ANS: There is a clause in the contract that addresses this specifically.

QST: Lincoln asked how we welcome the incoming Management team.

ANS: An open house will be planned for the community to meet the management team.

QST: Mark Sowers asked how the 6 companies were selected to participate in the RFI.

ANS: Initial committee research resulted in 21 potential companies. These were reduced to 7 after additional research was conducted.

QST: Mark asked if the new management company will be required to share electronic back-up with the board.

ANS: No – the new management company will utilize the cloud for back-up.

6. Adjournment: Gary Smith called for adjournment at 2:10pm.