

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors – Meeting Highlights

Date: August 8, 2015

Club House 9:00AM

1. Call to Order – by Gary Smith at 9:00AM

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

Absent: Ernie Hayfield

Others: Mary Ann Freeby, Officer Kenny Palmer

2. Review of Minutes:

- a. Gary motioned to approve the minutes from the July 11th meeting, second by Vince. All were in favor.

3. Management & Committee Reports:

Facility Action Items-

Overgrown Vacant Lots– All lots approved for cutting have been and will continued to be mowed as needed.

Gazebo Repairs – the Gazebo was evaluated for structural repairs and fireplace function. (See attached quote)

Swing set – The swing set for the Clubhouse is set for delivery on August 21st.

Internet at Clubhouse – Mary Ann has met with the IT specialist who has provided a comprehensive quote for service based upon the parameters we discussed at the last Board meeting. (See attached)

Fence – Mary Ann met the fence contractor to provide repairs cost for the tennis court fencing and small fence near basketball court, per prior discussions. The quote is \$985.00 to which include 80 feet of bottom railing, tie downs, 50ft. of tension wire, post caps, gate area repairs, no more than 7' of chain link on gate and extending to keep basketball from going under.

Cornerstone – I followed up with the municipality on the remediation work performed there, which I have been thus far unimpressed with. Last week, the municipal engineer called to discuss. I shared the concerns about the “remediation” and he reassured that they are not finished, that the repair areas will be properly sealed, that more paving work is forthcoming and that the shoulders are to follow that work. I also reminded him of core samples, which he said he requested of Popple. As was agreed at the last Board meeting we will continue to monitor the repairs being made.

Speed Humps – The speed bump Contractor has indicated work will begin Tuesday in the upcoming week. He is dealing with an issue with a dump truck that someone ran into and damaged, but still expects to be here to begin then. As previously advised, he does not need to close down entire roads, and will not be using oils that are tracking issues (like Rejuvenator). He advised that painting of the speed humps should not happen until several weeks following the work, once the pavement properly cures.

Lake – The Avast weed treatment requires that we maintain proper levels over a several week period to achieve proper treatment. The levels were recently re-evaluated at my request, and it was determined that a “boost” was needed. This is primarily due to the heavy rains which has washed the treatment, effectively reducing the residual to below what we need to maintain. This work was done last Thursday. The lake is improving and this boost should help continue that.

Boats – Pursuant to the emails last week, I the boats were delivered back to the lakeside and cleaned.

Paper Posts – There were a half dozen posts on the mail pod made by individuals, from lost keys to the “don’t hire Pavement Maintenance contractor”. Perhaps we should post a sign there (and on website) that it is illegal for individuals to post without prior authorization?? Please advise.

Pocono Spray Patch – Completed the sealing around guard house.

Committees-

Finance Reports – see attached reports, Collection report to be reviewed at meeting

DRC – Violations to be reviewed at meeting

Kids Club – Soccer, Tennis and August Swim Lessons are still on schedule to occur, having enough children signed up to participate. Mad Science was cancelled due to lack of participation

Bingo – The Bingo permit was renewed this past week. The first game is scheduled for Saturday, September 19, 2015

Youth Basketball Clinic – The Clinic organized by Kids Club (kudos to Michelle and Steve) ended July 31, 2015. It was fun for the children, with a good turnout of interested youngsters eager to learn! I have enjoyed my time with them. Mr. White, who for 40+ years ran the middle school basketball and summer “Mountie Camp” at Stroudsburg, up until his retirement last year, has been wonderful, leading the “clinic” and keeping things fun for all those who have participated! I suggest that the Board consider recognizing his efforts for our community.

All children were recognized for their participation with certificates, some who completed the entire program were presented BML Tee shirts. Golf Shirts were presented to all coaches; including two youth coaches drafted by Mr. White to assist. Gift certificates were also provided to all coaching staff.

Also, I was able to “borrow” an additional, lower basketball post backboard and goal from the school for the smaller kids. Each day of camp, I rigged up my truck and landscape trailer to shuttle the goal to the camp before it began at 9:30 AM and then retrieved the equipment after the camp at 11:00 AM, to take back to safe storage. We have also been fortunate to use the basketball rack, balls and cones from the school, all courtesy of Mr. White.

Safety Committee/Management – Fall Safety Festival - Mary Ann is working with Monroe County Emergency Management and has invited them to participate in this year’s event. Deputy Director

Maryellen Keagan will confirm, but hopes to present a presentation on preparedness such as what and how to prepare a "Go Bag". The same presentation was featured in an article in the Pocono Record this past week. The DJ has been contacted and will be preparing a quote as will "Hop Until you Drop", the bounce house provider. She is waiting to hear back from the hayride provider.

SARP Report – Officer Ken Palmer reported 11 incidents

- (7) – False alarms
- (1) – Suspicious Vehicle
- (2) – Juvenile Runaways – Found
- (1) – Service call- Miscellaneous (non-criminal)

Other:

IT Request - During an impromptu meeting on another matter, Gary, Lynn and Vince inquired about the data backup which PMA performs for the BML Club. All electronic data, including the BML Club data, is backed up and maintained on a secure external disk. This disk is kept off site to secure/protect the information. They requested a regular backup of the data. It was explained that the way the server is configured, the data is saved on one disk, and that backup procedure would need to be modified. PMA's IT support advised it is not a simple matter, but may be doable.

This request would be a material change to the manner in which the Club's data has been maintained and secured, in strict confidence and possessed by Management only. Therefore, it may require an amendment to PMA's Management Agreement, and additional considerations, before moving forward. Therefore, the entire Board should consider this matter.

PMA is contractually responsible for protecting the data, which includes confidential owner information, such as credit card numbers, bank information, personal contact information, etc. Any change to the procedure whereby that information would be provided to a third party including Board member(s), who do not share the same contractual obligation as PMA, should be reviewed and discussed by the entire Board. Special consideration should be given to means of securing this data. For example, who will possess it? Where/how will it be kept? Should Owners who have provided their information be notified of this change and be given a chance to opt out? The Board has previously discussed confidentiality of owner information on several occasions, including as recently as last year, and repeatedly agreed that it should not be retained by Board members.

If the Board decides to move forward with this change, professional guidance from counsel, IT and accounting professionals will be sought to determine the best means to accomplish this task.

4. Old Business

- a. WIFI at club house – tabled due to cost
- b. Review of speed bump replacement plan – no road closures required
- c. Boat sale to take place on 8/22 at 8AM – Steve and Vince to handle
- d. Delinquency status review
- e. Discussion on IT back-up plan

- f. Review of action item list

5. New Business

- a. Mary Ann to get two additional quotes for the repair of the fence at the tennis and basketball courts
- b. Review of DRC rules violations. Owner that clear-cut their lot has until 10/31 to replant per BML specs.
- c. Owner (Barbara Baccas) requested a meeting with the Board to discuss a noise violation fine.
- d. Steve motioned to add Bernadette Schussler to the Communication Committee, Second by Vince. All were in favor.
- e. Steve motioned to allow the Communication Committee to establish and control a BML Facebook site, second by Lynn. All were in favor
- f. Vince motioned to continue the CAI memberships for Board members that want to participate, second by Lynn. All were in favor
- g. Discussion on the election process and schedule. Mary Ann to send out a first draft based on history and today's discussion.
- h. Mary Ann to research and present options / costs for a storage shed by the club house.
- i. Gary requested all Board members to review the BML By-laws independently

6. Adjournment: Gary Smith called for adjournment of meeting at 11:20