

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors – Meeting Highlights

Date: September 12, 2015

Club House 9:00AM

1. Call to Order – by Gary Smith at 9:01AM

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

Others: Alan Young

2. Management and Committee Reports:

Maintenance/Facilities:

Gazebo Repairs – the Gazebo was evaluated for structural repairs, painting and chimney repairs. (See attached quotes)

Fence at Clubhouse– Find the original quote and one additional quote attached for repairs to bottom of fence around tennis courts. Other area vendors were contacted but were not interested in bidding.

Cornerstone – The road shoulders have been installed in Cornerstone. Roadsides were cut again last week. The detention basins in BML were also completed

Speed Humps – The speed bump work has been completed. Signs were ordered, and should arrive next week for installation later this month. Painting of speed humps 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 to be performed on Reunion Ridge, Academy Drive, Southshore and East Shore Court scheduled for 9/11/2015.

Violations - See attached report.

Play Equipment – The new play set was installed near the Escoll Road fence. The old unit was removed. Warranty information for new unit was filed.

Lake – The Avast treatment continues to slowly eradicate nuisance weeds. The water quality looks good, especially for late summer.

Election Schedule – Call for Candidates Mailer, with voting procedure and dates as approved by Board, was mailed September 2, 2015.

- Wednesday 9/2 - Letter to community (looking for candidates)
- Monday 9/21 - Candidate Forms due
- Sunday 10/4 - "Meet the Candidates Day" at the club house 1PM
- Monday 10/5 - Mail the ballots to the community
- Tuesday 11/10 - Ballots due at accounting firm
- Thursday 11/12 - Election winners are notified

- Saturday 11/14 - Election results announced at the annual meeting (include time if we have it)

Committees:

Finance Reports – see attached reports.

Kids Club – Tennis camp starts September 22, 2015.

Bingo – The night of BINGO is scheduled for Saturday, September 19, 2015

Communication Committee - We continue to use our two main tools to get information out to members - Website and A-Frame sign at the mail pod. We have posted 15 communications on the web site this summer and have continuously updated the A-Frame sign with current information as it became available. The enrollment for our automatic e-mail notice whenever a new post hits the web site has doubled this summer from 35 participants to 70 participants. We also launched our official Blue Mountain Lake Facebook group in early August (Blue Mountain Lake Owner's). This is a closed group open to members in good standing only. We have 30 members in this group already.

Safety Committee/Management – Fall Safety Festival - Mary Ann is waiting for written confirmation of participation of Monroe County Office of Emergency Management in the event. We have contracted with the same hayride provider for 2 wagons and 2 teams of horses, the deposit has been sent and we are awaiting W9 and Insurance certificate naming BMLC as additionally insured. "Hop Until you Drop" has confirmed their availability and the cost will be the same. Waiting for insurance and W9.

SARP Report – Although requested I have not received the information for the August BML statistics. Officer Palmer did however provide a copy of the August 2015 Police Commission report of all incidents in the SARPD service area. I will obtain BML report when he returns from vacation.

3. Alan Young:

Allen Young addressed the board and reviewed the duties of Board Officers and board members. Reference materials that explained these duties as well as fiduciary responsibility of Board Members were distributed to each Board Member.

4. Gazebo repair

Estimates for gazebo repairs are to be reviewed and the decision on next steps will be handled via e-mail by Monday morning.

5. Executive Session begins: 10:14am

6. Executive Session ends: 11:40am

7. Vote to select the Management Company that BMLC will be negotiating with and awarding the next contract to.

Preferred Management – Gary, Vince, Steve, Lynn
PMA – Ernie, Chip, John

8. Adjournment at 11:53am

