

THE BLUE MOUNTAIN LAKE CLUB

Board of Directors – Meeting Highlights

Date: November 7, 2015

Club House 9:00AM

1. Call to Order – by Gary Smith at 9:05AM

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

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

2. Review of Minutes:

- a. Steve motioned to approve the minutes from the October 10th meeting, second by John. All were in favor.
- b. Steve motioned to approve the minutes from the October 24th meeting, second by Lynn. All were in favor. (John and Chip requested a change to how they voted on section 2e. A re-vote on section 2e will be taken after the Board will researches the subject.)

3. Management & Committee Reports:

Maintenance/Facilities:

Gazebo Repairs – The insurance adjuster has not yet rendered a decision on the damage/ repairs to the gazebo foundation. Following advice of insurer's engineer, and with the Boards approval, PMA reinforced the structure for additional safety.

Speed Humps – The speed hump painting work has been completed per agreed upon 48 sign replacement. 10 additional signs with hardware were required to complete replacement and ordered. They will be installed following the arrival of the material.

Boats/Boat Launch – All boats have been sold except for one, plastic boat which is being disposed of. The boat launch dock has been pulled for the season.

Clubhouse: The volleyball nets have been removed and stored in the Pool House for the season. The soccer nets and tennis nets will remain for another two weeks or until appropriate, based on weather.

PAWC – Bollards at Red Tail Court: PAWC has requested installation of bollards at Red Tail Court to protect their yard hydrant there (see attached map). Their utility easements may already grant them the right to do this, but they are seeking Board input/approval.

Violations –

- A Club Member was invited to attend the meeting at 9:30 AM and to confirm his attendance.
- Another Club Member was invited to attend board meeting. She indicated she is not available for this date, however she provided a letter to the board in her absence as she is traveling.
- 2 sign violations – notices sent owners complied with removal.
- One bus stop issue addressed by management and security resolving issue, but further assistance will be sought from SARP.
- One boat taken – recovered by management floating in lake, returned and owner notified to secure.
- Disagreement at mail pod between two owners over parking. Management will seek advice from SARP.

Reports:

Finance Reports – see attached reports. Draft 2016 budgets were submitted to Board via email.

Collection Report – Board specific collection questions request of 10/21/2015 addressed in report sent out via email 10/27/2015-see attached.

Bingo – The first BINGO to be held Saturday, October 7, 2015

Safety Committee/Management – Fall Safety Festival - This year's event was held Saturday, October 17, 2015. It included two horse drawn hayrides from Black Horse Farms, Hop Until You Drop provided the a Castle Bounce House and DJ services were contracted from Mirage Entertainment (John Nola). First time participant Monroe County Office of Emergency Management (MCOEM) Deputy Director, Mary Ellen Keegan was a welcomed addition. Ms. Keegan demonstrated how to properly pack an emergency to go kit and provided great handouts for both adults and children. Some owners have commented that they are using the insulated lunch bags on a daily basis, all provided MCOEM. Last but not least, Smokey the Bear joined the festivities courtesy of the PA. Park Service and Grey Towers.

Acknowledgments: Dave and Cynthia Lopez, BMLC homeowners who have provided the Bounce House year after year at a highly discounted rate, Nick and Susan Bufford - Revella for their annual pumpkin run to New York and donation of hundreds of pumpkins for our haunted pumpkin patch; Herb and Jenny Dougherty who donated Face Painter Christine of "Fun and Fancy Faces", who provided some beautiful free hand designs; and Mr. Rowdy a "close friend" of Smokey's. Special thanks to Safety Committee member, Jenny Dougherty cooking well over three hundred plus hot dogs,

(she even provided her own grill this year), and Chip Callori (BMLC Safety Committee Chair), who made the prize bags with beautiful embroidery for our costume winners. Each winner also received a special book among other prizes. Both ladies also donated juicers, water, cupcakes and treats for the event in addition to assisting with the decorating and clean up. Larry and Dr. Nora Green, again contributed all the cider, and PMA as always furnished the labor, cornstalks, and flowers and staffing for the day. PMA's Brianna Halterman hand dipped all the chocolate apples and treats, a much anticipated favorite each year. Total cost for the event was \$2,373.90, less ticket, raffle and donation money of \$626.00. Donation Items and Service- \$1,539.00 which does not include the labor provided by PMA. This included four administrative and maintenance staff and two managers, for set up, operation and breakdown of the event.

SARP Report – Will be provided at meeting by Officer Palmer.

4. Old Business

- a. The Board reviewed a letter from a Club Member concerning a violation and fine. Mary Ann will supply the Board Directors with the Security incident report as well as the SARP report and the violation letter. The Board will address this at the next meeting possible.
- b. A Club Member attended the meeting and discussed his open violation as well as two other issues with the Board. The Board will discuss and reply to this Club Member after the next meeting possible.
 - Street parking violation last year. Claims the car does not belong to his tenant. Claims that \$100 per day is too much. Claims that BMLC cannot charge him if it is not his car.
 - Reports that about two years ago, he thought that someone shot his garage door window and then said it was a rock from the lawn maintenance company.
 - Claims that he had damage to his car due to a fallen tree limb and that this was after repeated requests to have the tree removed. Insurance company paid \$4,000.00 of the \$5,000.00 expense.
- c. Discussion on creating a committee to review challenged violations and fines.
- d. Review of violation for street parking.
- e. 2016 Budget review

5. New Business

- a. Steve requested delinquency numbers based on the November 10th voting eligibility deadline.
- b. Sealed landscaping bids are opened and handed to every board member.

6. Adjournment: Gary Smith called for adjournment of meeting