

Lake Adventure Community Association, Inc.
Annual Open Board of Directors Meeting
Saturday, May 27th, 2017

The Lake Adventure Board of Directors held their Annual Open Meeting with 87 lots in attendance on Saturday, May 27th @ 10:30am in the Clubhouse.

Present: John Adams – President, Carol Lopez – Vice-President, Al Alaimo – Treasurer, Jim Martin – Secretary, Joe Lopez – Member, Beth Rivera – Member, Ray Fitzgerald, Community Manager and Cheryl DeStefano – Office Manager.

President Adams asked all to stand and Pledge Allegiance to the Flag, and had the panel introduce themselves. John welcomed all back for another Memorial Day Weekend. John introduced the new member of the Board to the members as Beth Rivera.

Property owners were looking for minutes from the last meeting. John explained that we used to hold these minutes for approval until the following year, but the property owners requested at last May's meeting to approve them at the following open meeting held in July, which they were. These minutes are available at the office and will be posted on the new webpage.

Treasurer Al Alaimo's Report

Income for the fiscal year ending 4/30/17 (unaudited) **SEE ATTACHED REPORT**

Security Report with Joe Lopez

Joe explained how we used to have outside contractors, but have gone with an inside Security Department which consists of a few people that have previously worked for us in the past. Our expense was \$288,000 total including vehicles, etc. We eliminated the middle man and saved quite a bit. The Lt Joe is doing a good job. The stats are – warnings up 30%, citations up 115%, reckless driving is up 133%.

A major problem is speeders. We have only 1 patrol with 16 miles of road. The community must keep their eyes open and try and get a license plate and report it to security. They can then beef up patrol in the areas that are known for speeding. Property owner assists were 2296, up by 22%. Everything is documented. We are getting the most out of what we have. Security's starting pay is 9.50 per hr. The officers are being trained for various situations. Citations are issued according to our rules and regulations. Lot owner 994 was issued citations and was told by the guard that he was a police officer. Joe said that this was unacceptable and Joe would handle it. Mr. Lot 994 asked why there are rocks in the road. The reason why rocks are there is that the property owner owns part of the road and at his request the rocks are placed there. Joe then explained the appeal procedure.

Carol Lopez suggested that he join the security committee, as they need knowledgeable people's input.

Regarding the rocks in the road, a property owned asked if LACA would be liable if someone died because the ambulance has to go way out of their way to get there. Carol said that the property owner that owns the road has a wife that needed an ambulance on a few occasions, and it did take them longer.

PRESIDENT'S REPORT

Information - Keeping the office informed of change of phone #, address, etc. is very important. Last year a property owner reported to security that someone on her block kept running the stop sign. Two weeks later, security caught the person. Communication is key. Another property owner had damage and claimed he was not notified. John asked if his info was up to date, and he did in fact move, and did not inform the office.

John wanted to commend the community for their help in locating a missing elderly woman. Within a matter of a few weeks we had damage from a strong tornadic like storm that brought down trees, power outages, etc. Next was "Stella" that brought about 26" of crippling snow. John's advice to people who are here when a storm of that magnitude is approaching – GO HOME. We are a campground, and are last on the list for electric being restored by Met Ed during the winter months.

Comfort stations 9 and 10 are open after many years of being closed, along with the refurbishing of others. The LACA Café was run by Ryan's Deli for the past 5 years, and were not able to find a vendor to come here for two months. We really do not want to run the café, but we will have to. Ryan's Deli was able to run the café because of her other business. An initial investment of product, paying employees, is huge, and during the week days there is not a lot of business, until July 4th weekend, and even then during the week is slow.

Our only option is to run the café ourselves. The steps we've taken so far is to apply for a license. We had to have drawings made of the kitchen of all the dimensions. A sales tax ID was applied for. After they approve the license, then inspections will have to take place. Next we will need someone to have a food handler's license – and surprise to Ray – he will take the test for a handler's license! Then after, when the operation begins, an inspections will also take place. John said he was hoping to be up and running by July 1st, but we are at the mercy of the Dept. of Agriculture. As more info is available the property owners will be informed.

New lights were installed at the ballfield and clubhouse. A new commercial pool cleaner was purchased. A new front gate was installed. New website is up and running, but passwords need to be emailed to all property owners that have come to the office in person to complete access form. This tight security system is being done so more financial, security, info can be published. This info is no one's business but LACA's. The email will be coming from WORD PRESS. The other purpose of this process is that mass emailing can now be done.

Electric work – Mt. Glenn and Dingman Drive were dug and lines laid and they are now on Stasa Ct. So far only Mt. Glenn is completely hooked up. The areas are assessed to see which area is the worst. There are other sections needing work.

Acoustic leak detection is ongoing. This will tell us where there is a leak so it can be repaired. South East water project is ongoing and waiting for permits to begin. Speed bumps will not be an "X". They will be longer and wider.

The PA Game Commission does have jurisdiction over our lake. PA rules for Boating must be followed. Their fines are very high. We are surrounded by state game lands. They also have control over these lands and have trail cams to catch ATVS, scooters, etc.

House Rules – Do not leave garbage outside. The bears will find it! No alcohol allowed at the pool, but MOST importantly NO GLASS of any kind.

No fireworks allowed in LACA. Lights need to be shut when not at your trailer. Campfires MUST NOT be left until the flame is completely extinguished.

The speed limit is 15mph. The Board will discuss this issue at their afternoon closed session to see what other measures they can take.

Our Facebook page is LACA/LakeAdventure, which is linked to our webpage. Info on here is accurate, and if in doubt, call the office.

Future – Solar City is no longer an option as they needed to take over the ballfield area, and they did find another site, but there are long horned bats living there and trees cannot be removed!

The second laundry site is also in progress, as electric is top priority, but hopefully by next season.

Grants are still being worked on. Docks for the lake are not feasible this season also.

Last year LACA had their first 5K walk/run. A few property owners on Earth Day, April 22nd, took it upon themselves to walk the whole lake area and clean up all debris. Thanks to all of you!

Recreation has a new director – Diane Martin, who was introduced to the audience. Sunday @ 11am in the Memorial Service with refreshments after in the Clubhouse. Hope to see many of you there.

Questions & Answer Period

Mike Lea – Lot 1493 – the adult lounge is not open – he was told Thursday it would be open. He then spoke with Tyler who said when they get to that area. He was accommodated with a table in the screen room, but the little bit of light in there is not sufficient. If they play in the Clubhouse, people and kids will bother the card players. John asked if better lighting would suffice for now. He said ok, but he wants to know when and wants this done ASAP. Ray said with electric work they can always have delays. He then said within the month. The Pavilion by the office is still full of maintenance equipment so he can't use that. Lights will be supplied for the screen room.

Barbara Stencil, Lot 1516 – She realizes that there were only 2 applicants for the election, but what was the process the Board used for choosing Beth Rivers as the replacement seat. There were several applicants from the previous years, and why didn't you choose one of them. John stated that this position could have been filled when it first became vacant, but they decided to wait and see the outcome of the election, etc.

Barbara Stencil then said she heard that Beth is a swim team member. John asked what is the stigma associated with being a swim team member and on the board. She was told that the swim team president said that she hoped that the whole board became swim team members. John said the swim team is getting the same benefits from LACA as always. Barbara said they put the lettering in the pool. John stated that idea was a former board members.

Ray McCormick – Lot 955- He suggests getting a hot dog vendor and some vending machines with a variety of food. Why go through all the trouble and expense for a license, etc.

Toni Balsdon Lot # 714 – She thinks the board is doing a great job and she appreciates them for their time as we all should!

Mrs. Benel – Lot #940 – abandoned properties in LACA – she bought back in 2010 and this abandoned trailer has been an eyesore ever since. There is debris all over. These abandoned properties are a deterrent for people trying to sell. John explained that if they are paying their taxes, our hands are pretty much tied legally. John stated the board is unhappy with these lots also, and over the winter we removed 7 abandoned trailers. Ray will look into this lot and see the situation.

Tim Vay - Lot #520 - Where is the justification in spending 30,000 to replace the tennis courts when other items are more pressing. John said they are not spending the money because electric and other issues are priority.

Walter Hagen – Lot #329 – He worked highway construction his whole life and sewage treatment also. Ray has a thankless job and he wouldn't want it for anything! He is doing a good job. John agreed. Our roads need a different fix. The roads need to be crowned with a grader. The fence by the compactor is like a sail. It cannot withstand the wind. Ray will look into it. Our grader is old. Mr. Hagen said a John Deere can grade the roads and we need a pay loader. Also, the calcium chloride used on the roads for dust control is not good for our water system. Ray said it was approved by the state, as it is tested and is not near our well heads.

Jean Bannick – Lot 1924/1925 – we should consult Dingman Fire Dept./ Atlantic ambulance company to see if they can assist with the design of our speed bumps. Last year she needed an ambulance and when they went over the speed bump all the supplies fell all over. She just wants to make sure that they don't refuse coming in here because of that. Ray said he would be in contact with them.

Rick Underhill – Lot 59 – he is the guy who applied for the board and his application was disqualified. He wants to know why. John said he didn't want to discuss his personal issues but if he didn't care and Underhill said go ahead. John explained that he is not a member in good standing as he registered to vote in PA, is a permanent resident and has caused LACA 10,000+ in legal fees because of his suit against us.

They're being no further questions, Motion By Mary Cassano, Seconded by Steve Douglas, Meeting adjourned at 12:00noon.

Respectfully Submitted,

Jim Martin
Secretary

JM/cad
Attachment

Lake Adventure Community Association

Income / Expenses (unaudited)

12 Months Ended

April 30, 2017

INCOME:

Dues & other Income	3,264,368
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ACTUAL:

EXPENSES:

Security	288,264
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Sewer Treatment Plant	185,747
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Utilities	502,157
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Maintenance	598,845
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Recreation	161,224
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Administration	507,969
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Total Expenses	2,244,206
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Surplus/Deficit	1,020,162
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Loan Principal	293,086
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Loan Interest	445,135
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Total Loan Payments 2017	738,220
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Surplus/Deficit After Loan Pmt.	281,942 (for capital projects)
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* Cash Reserve Required by Bank 668,625

Lake Adventure Community Association

Other Information

Cash Balances

Operating Accounts	1,571,898.72
Reserve Accounts	1,573,320.07 (668,000 Loan Requirement)
Total	3,145,218.79 (2,477,218,79)

Bank Loan

Bank Loan Balance as of April 30, 2017 8,194,836.13

Interest Rate:

2015 @ 5.5%

2016 @ 5.25%

2017 @ 5.0%

Capital Projects Expenses as of 3/2017

SE Water Project	26,562
Spoils	29,428
30 Amp Electric	210,710
Compactor	88,008
Water Leaks	89,757
Meters/Pits	93,824
Maint. Vehicles	14,961
Security Radios	2,720
Sewers/Laterals	73,962
Total	629,932 (347,990 from Reserves)