

Lake Adventure Community Association, Inc.  
Open Board of Directors Meeting Minutes  
August 20<sup>th</sup>, 2011

The Board of Directors held an Open Meeting in the Pavilion at 11:00am.

Richard called the meeting to order and asked all to stand and Pledge Allegiance to the Flag.

Richard had a special announcement to make: in the Closed Meeting this morning four members of the Board decided to vote her off as President. Siaba asked her to resign as President but she refused. Motion By Siaba, Seconded by Berkey, with Annunziata and Rohs for, she was voted off. The new President is Berkey.

Berkey informed the community that Richard was voted off the Board. It is in the By-Laws that this can be done by the Board.

Richard stated that the meeting should continue because there are too many important things going on in Lake Adventure that shouldn't be. She will step off but she doesn't believe that the Board has the right to remove her because they disagree on what she has done in the last two 1/2 months, as the Community voted her in, and she will talk to her lawyer. Those that support her please come out.

Berkey turned the mike over to Siaba. Alfredo apologized for his actions last month, he lost control and said words he shouldn't have and he said he was sorry.

Berkey asked if all reviewed minutes, but there were not enough handed out. There was a correction to the operational funds. It was a total of both reserves and operational funds. More copies are on their way. Berkey will go on with the meeting and the minutes can be approved later.

### **President's Comments**

Was not prepared for this, but the bylaws were followed regarding the removal of Richard. Richard has every right to seek council.

The Township has denied the zoning and variance appeal. We will now go to the Court of Common Pleas. Copies of the denial are available for whoever wants one.

The RV Association stated they would assist us if there was a denial. If we win at the Court, the Township will have to pay some legal fees. Of course they will appeal, etc.

### **Treasurer's Report**

Total reserve fund is \$2,835,890.00. Our dues collection is down, but it did go up by 2% from last month. The Budget Committee had its first meeting. They are a hard working group of people. They will be monitoring the budget throughout the year. He wants the accountant to come in to explore changing our fiscal year. Dues collection will not

change, but the budget process will be much easier. Alaimo turned over the mike to Fitzgerald.

### **RAY FITZGERALD – SEWER/WATER OPERATOR**

Ray informed the audience that he has been working for LACA for 21 years. He is the certified water and wastewater operator. There are many problems with the infrastructure due to age, etc. The recent problem with the well was because supply was higher than demand. At no point in time was the Community in danger of contaminants. Testing of the water came back clean. The water boil advisory remains in effect because of the fact that there is loss of yield in the amount of water due to overburdening the well for the last 12 years. There is still a possibility of maintaining water pressure on top of the hill. He has been aware of these problems since 1999 when he started engineering of the system. Management changes, board changes have set him back on making repairs. Now we have no choice but to make these repairs.

We are under a field order on the water side by the DEP where we have to notify them every two weeks on our progress of the water tank, the delivery system to the tank, automation and higher control of the water hammer effect, and lowering of the water loss. We currently have an 80% water loss. If this is controlled to 10%, the electric bill would be reduced as the pumps would not be pumping constantly. Over 100 leaks have been repaired a year, but the system beats itself apart. The delivery and the storage system need to be repaired first and then the leaks can be continued to be repaired.

There has been a concern about the lake being shut down this year. Two factors are the excessive downpours this summer which brings silt from the roadways which upsets the balance of good bacteria vs. bad bacteria. The other factor was the excessive heat. There is always fecal bacteria at the lake, which is not human. Other communities are suffering from the same problem. Berkey stated that all along the Delaware the beaches are having the same problems.

Back to the main well breakdown on July 30<sup>th</sup>, the repairs made were that the well was lowered 100', but we are still sucking some air.

Major upgrades are going to be made to the sewage treatment plant. This is called a sequence batch reactor, and the sewer plant will then be able to control the nitrates. The sewer plant will then become a highly sophisticated system, which is regulated on a daily basis. Ray is held directly responsible for the operations of the sewer plant and has always gotten a high evaluation. So please realize that he is doing his best to comply.

Water mains will continue to be replaced, along with the collection system. Low pressure systems are being looked into.

Property owner asked why this has not been done before, as without sewer and water, we cannot stay open.

Another property owner stated he is old and how does he boil his water to take a shower? Ray stated this advisory is only for consumption. Berkey stated he can't speak for the past, but we are now being proactive and are doing all that can be done. Major projects will be underway. Berkey explained the water hammer effect and how it is damaging our mains. This is why the 360,000 storage tank is going to be installed. This cannot be done in house.

### **QUESTION & ANSWER PERIOD**

**LOT #871 – Meri Hedrick** - The builder in 1979 (Larsen) should have thought about the water tank. Back then our trailers are not what they are now. This is a campground. These repairs and upgrades take money and time. There is a 5 year plan in place for this all to be done. Past boards did not raise dues for several years, and instead of condemning the current board, you should support them. The Budget committee already sees that there is not as much money coming in, but people still complain that they are paying too much. All of this will take patience, time and money.

Berkey applauded Meri's comments.

**LOT #779 – Al Mendle** – wants to know when his section will be upgraded to 50amp service. Berkey stated this is extremely expensive. If there is money left in the budget it will be done, but it doesn't look good.

Alaimo stated the three major projects are going to be done first. Electrical breaks are being taken care of in the street in conduit, as they should be done.

**LOT#1239 – Felicia Campassano** – stated the water boil has been on but was told that it was going to be removed. She ran out of bottled water and she drank the water and she got sick. She appreciates the difference in the attitude of the Board. Berkey stated that whenever any water work is being done, the boil advisory is in place. This order had not been taken down and it has been in the flyer for weeks. She also wants to compliment security department.

**LOT #1366 – Mike Salerno** – has been here for over 33 years. Why are spending so much money on legal fees for 12 wides when we have more important items to deal with. Berkey stated it is not only the 12 wides but the township reducing our footage to 300 sq ft. Then they changed it back.

**Lot #155 – Ben Johnson** – the first trailer placed in LACA was Nov 6, 1976, and in March there was 38 trailers in LACA. Ben asked how come we only have 1 well. Fitz stated there are three wells, but well house #3 is the main well. The other wells have also been abused, and we cannot produce more water from the well. We have two 10,000 gallon storage tanks that is not enough. Do we have useage of water monitoring reports. The newspaper article stated that 1,000 gallons is being used. Meter readings are used and put on a data base. Ben asked if he could view them and Fitz stated of course.

**Lot # 837 – Jim Askey** – he stated that all the people going to the Township has caused all the problems. Asked Warms why he wasn't at the township meeting the other night. The Compliance Officer does not seem to be doing his job. He has given several items to him and has not gotten an answer yet.

**Lot #264 – Carol Lopez** – 112 Children from this community once again brought home the trophy for first place.(Dolphins Swim Team) She wants to know why children cannot go to the Latin Dance. Siaba stated children are allowed. The Rec Director stated because there is liquor she assumed it was an adult dance. The Maintenance man Ken was supposed to fix her electric that was tied into another lot which is very dangerous. She was told by Ken that his men were there now, and when she got there no one was there. This went on for a few days, but still is not fixed.

If we went to an area and have the 30 or so property owners pay together for an upgrade. Upgrades cost about 250,000 +. Wants to know if the employee who takes care of the pool did not respond was disciplined. Even though he was told it was duck poop, he still should have responded.

**LOT #863 – John Bernhower** – area by pool needs to be taken care of better. A drain was talked about being installed there in the future. When is the trailer that burned down going to be removed?

The owner of the lot Mr. Hehir spoke up and stated he is still waiting from the fire department's report. He is upset because he did not receive one call from the Board after he wrote a letter.

**LOT #1732 – Delores Yerchak** – has been a member 16 years and doesn't like to complain, but wants to know if she is going to be compensated with a dues reduction for buying bottled water and the propane expense for boiling the water. Berkey stated the Community could not function giving money back to property owners.

**LOT #1622 – Mike Randazzo** – he cannot use his water because it is brown, so he didn't even come up for LACA Day. The water tank is going up by his property. The roads are horrible with holes, etc.

**LOT #1099 – Mr. Diaz**- His trailer is by the trailer storage area and the fence is broken, and mulch is right by his door – lot 1094 – trailer is under the fence and this looks horrible. It is so noisy, and it looks nasty to look out his window to see this. All animals are living in there.

**LOT # 132 – Mike Savers** – this is a great community, but it is old...the ditches don't work, electric, sewer, etc. He feels an assessment should be used ONLY for this and get it done. Berkey stated he agrees

with him. We need more maintenance men. His final words were that you are never gonna get a place like LACA for what we pay in dues! Berkey again agreed.

**LOT #1805 – Mr.** – the runoff is destroying his property. He put in new gravel that got washed away. Berkey stated the culvert needs to be cleaned out. The runoff is coming from up higher. The man who graded the roads this year did not do a good job.

**LOT #1903 – Jim Martin** – last meeting he brought up moving the elections. If he offended some people he wanted to apologize. Berkey said thank you.

Maryellen Albert – Lot she borders state land. She does not see Security drive by at all. At championships there was a drunk person by the handicapped area who almost hit children. Security addressed the situation, but not correctly. He should have been removed. Berkey took care of the man who thought he had an illness stating he had a stroke, so he took his car and drove it up into the parking lot. He did not give him the keys back. On Crescent and Forest Glenn there is a speedbump which is barley still there and it needs to be replaced. She wants a blotter on what citations are being given out.

**LOTS 278 & 279 – Pat Lewis -** needed a new breaker and was charged. Two complaints were put in about water flow. Her trailer was broken into. She also fell and was hurt. Noone called her to see if she was okay. She feels that since she has been robbed, she has a timer in her trailer for her lights. She is getting a security system which is quite costly. Security has not patrolled her area since the breakin.

Lot #1637 - why don't we get a loan to fix everything. We have a 4.6 million dollar loan. He said make it \$10 million

LOT 1519 - does not see Security patrol at all. Berkey stated they will be addressing these problems with the Security Department.

**LOT # 24 – Carol Dellaconco** – to Mr. Ed Rohs who has done a wonderful job on the Board and congratulate him on his book which will be published in October.

12:45pm – They're being no further business to discuss, meeting adjourned.

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Respectfully Submitted,

Alfredo Siaba  
Board Secretary

AS/cad