

Lake Adventure Community Association, Inc.
Open Board of Directors Meeting
Saturday, July 16th, 2011
11am Open Pavilion

The Board of Directors held an Open Meeting on Sat, July 16th, 2011. The President called the meeting to order at 11:10am and asked all to stand and Pledge Allegiance to the Flag.

Panel Introduction: Marietta Richard-President, Lenny Masucci-Vice-President, Al Alaimo-Treasurer, Alfredo Siaba-Secretary, Tom Annunziata-Member Ed Rohs-Member, and Bill Warms-Community Manager.

PRESIDENT'S COMMENTS:

Richard informed the audience that the last Township hearing was once again put on hold because they have too many papers to review after our rebuttal. There is another meeting on August 15th @ 5pm, Wednesday, and all are invited to attend. Our attorney has filed a Writ of Mandamus with the Court due to the denial for the second time of our placement of a 12 wide trailer. Richard turned the floor over to the Treasurer Al Alaimo.

TREASURER'S REPORT:

Alaimo explained the paperwork distributed regarding the Commercial Loan and how the interest rate is now at 3% but the Board decided to pay the difference directly towards the principal. The departments are trying to stay within the budget, and not touch reserves. The five year plan was also distributed, and Alaimo stated that because of the strict codes with the DEP, we must redesign the Sewer Plant with a denitrification system. The figures are just estimates. As we get actual figures, you will be kept informed. The Lift Stations need to be rebuilt at 1 per year. The water tank is also a must.

The Board hired a new engineering company which is much cheaper than the previous company we were using for many years. The Township stated that we are not aggressive, but they are wrong, because we have not stopped taking care of leaks, both water and sewer, and repairing our electrical system. The Board's goal is to not raise dues. Last year our dues income was at 92%. We are now at 85%. If you are having a problem paying your dues, go to the office for assistance. Operating funds are \$3,098,267.50, up about 40,000 from last year. We are losing income from permits. We are getting a small profit from the ATM machine, and the bait machine. The Laundry room is a definite money maker. It is not costing LACA anything.

Management software is being looked into for the maintenance department so that inventory and man hours are documented and in the long run will save us money. As far as the Budget Committee goes there will be a lottery system to choose the members. Alaimo feels that the Committee should not only meet in the summer, but throughout the year to see how things are coming, if anything was missed, etc. He will be meeting with all department heads to see what is needed before the committee meets. His ultimate goal is to reduce the dues at a later time when major projects are complete, and keep LACA affordable for all ages.

QUESTION & ANSWER PERIOD:

Bob Orr – Lots 764 & 765 – thanked the Board Members who got right on his problem with the electric, but he is not happy with the situation. He is currently hooked with about a 100' extension cord which gets warm. His trailer almost caught fire because there is a problem out in the street. He complained about this last year, this Memorial Day weekend, and the 4th of July. Maintenance came out and found that the box was not grounded, which it is now, and one section of the box had low voltage. This has been going on for 2 weeks. This is a safety issue. A 50amp breaker is hooked up to a box that is only geared for 30amps. Richard asked Warms when this was going to be done. Warms stated it will be done this week. Richard stated they are trying to keep up with the repairs and not to do a band aid job.

Jim Martin – Lot 1903 – feels that the new elections should be held outside the Community – he makes a motion to take them away from the Board. Siaba told Martin that it was himself who asked for extra ballots. Martin stated it was Cheryl's job to mail out the ballots and that Siaba had no business touching them. Siaba stated that Cheryl did not mail him 2 ballots as he owned lots, and many other people didn't get their ballots, that's why he did what he did. Alaimo stated that the Board stated that Siaba could not have extra ballots. Alaimo stated his idea was that the ballots go to a PO Box until the day of the election then brought to the Office for verification.

People were yelling from their seats, and Richard stated that if they have something to say to please get in line.

Bill Folz – Lot 1012 – what is going on with maintenance? He has a LACA lot next to his and trees were cut...they get out of their truck, look and leave...the same with a broken speed bump..they get out, look, and leave. On Tuesday there was a maintenance man at the pool for an hour and a half sitting with his family. Richard asked Warms if he knew of this and he stated no. He filled out a complaint form 2 weeks ago, but it was never answered.

Walter Tomeshki Lot 703 & 105 – there is no enforcement of speeding on the roads, the speed bumps do not slow anyone down, etc. He stated that when he filled out a permit he was told there was not a fee, when he picked it up, he was told that all permits are now chargable. Questioned allowable size of trailers with LACA and the Township and Richard told him to read the Covenants.

Meri Hedricks - Lot # 871 – previously on the Budget Committee and if new members are going to be chosen through a lottery, then why did they have to complete application with qualifications? If the people that are most qualified are put into a lottery if there are too many, then that's okay, as several years were spent getting the most qualified people. As far as the elections are concerned, maybe there should be an election committee without Board Members handling ballots at all. This would alleviate any allegations. Richard stated that the Board has discussed having the ballots going to a PO Box. Meri stated that the Board should NOT be involved in the counting or opening of the ballots at all.

Carol Lopez – Lot #264 – Our swim team is undefeated so far this season! Is our Bus operational or not to drive thru the Community at the end of Championships? Warm's will look into this from our insurance carrier. The soda machines are always broke. The vendor at the kitchen is great, but it would be nice to have a soda from the machine. Also, does the worm machine need to be where you eat? Does the Lake Adventure staff have background checks done? Alaimo stated background checks are being looked into now, etc. Richard stated she thought that background checks were done in the past, but they are being done from this point on.

Mrs. Adams - Lot # 403 – the lake has been closed since Memorial Day...Is the fecal matter from adults or geese. Warm's stated it is from the geese. Plastic fences were put up along with flags, but they were cut. Swans were put in the lake along with coyotes. One swan lost its head, and one coyote was stolen. Lake Adventure does not have a self cleaning lake where it flows from one end to the other. She heard there was a drain pipe going into the lake with human fecal matter, and Warm's stated that is not true.

Thea Schatzle – Lots 330 & 331 – who started the no smoking by the pool? She feels she is in time out and likes to sit and smoke while sitting by the pool. She disposes of her butts, etc. The rec director requested this because parents stated that their child stepped on a lit butt, and people with asthma cannot take the smoke. She feels no alcohol should be allowed at the pool or lake either. Richard stated there is no drinking allowed, and there are 2 smoking areas. Warm's is looking into a few more areas to smoke. Siaba stated NO GLASS.

Kathy Fiore – Lot #2 – commented on how clean the comfort station on Black Cherry is. We should check into insurance on the Bus for one day, because we are liable. When you enter LACA, Forest Glenn is the first area you see, and they should be kept in good shape, with the grass being cut, etc. Another thing she saw was a property owner go through the gate and someone jump out to give their gate card to the vehicle behind them. Security should not allow this.

At this time a few people in the audience became too loud for the tape to decipher what exactly was being said.

There was more discussion on Board election being held outside of LACA without the Board's involvement, and the fact that our Rules and Regulations not being followed.

Meeting adjourned at 12:45pm.

Respectfully submitted,

Alfredo Siaba
Secretary

AS/cad