

LAKE ADVENTURE COMMUNITY ASSOCIATION, INC.
ANNUAL OPEN BOARD OF DIRECTORS MEETING
SATURDAY, MAY 28TH, 2011
11AM IN THE PAVILION

President Berkey greeted the audience and asked all to stand and Pledge Allegiance to the Flag.

The Panel Introduced themselves as follows: Tom Annunziata, Vice-President, Ed Rohs, Treasurer, Alfredo Siaba, Secretary, Lenny Masucci, Member, Al Alaimo, Member, Marietta Richard, Member, William Warms, Community Manager, Tammy Clause, Attorney for LACA, and Cheryl DeStefano, recording Secretary for the Board.

Berkey asked if all had time to review the minutes, and motion to accept by Bob Heins, all in favor, minutes of last May 2010 accepted.

Results of election were as follows: Donna Grzybowski with 309 votes, Marietta Richard with 363 votes, and Artie Berkey with 449 votes. Richard and Berkey remain on the Board. Secretary Siaba informed the audience that there were a total of 629 votes with 11 not qualifying for a total of 618.

Treasurer Ed Rohs presented the operating and reserve fund balances to the audience. Rohs thanked the Community Manager and Office Manager for keeping the Budget under control.

Berkey stated even though we were a little over Budget, there were many projects completed that were not in the budget, so all in all, we are in good shape.

Atty Clause addressed the audience. Unfortunately the differences have not been resolved with the Township. The Board of Directors have tried every effort to work with the Township to no avail. There has been ongoing hearings for 6 months. The Board has presented evidence that Lake Adventure's infrastructure is in tact. The townships concern that 400 sq ft trailers would hurt our utilities. Ray Fitzgerald, our Sewer/Water Tech has proven otherwise, along with our engineers and even an RV manufacturer. The stage that we are at is the zoning challenge. If they do not go our way we will resort to the Court of Common pleas. A declaratory judgement action to remove it from the zoning board was presented but was denied by Judge Kameen, who stated we have to wait until the zoning hearing is over. Many offers have been presented, but the Township is not giving in, but the Board is not backing down. As our counsel, she feels we should prevail. We have never violated any streams, and have been maintaining our water and electric system.

Other issues was a contractor who did work for us that we had to litigate and we were successful, and also a claim from past employees. The Board and Clause have been extremely busy in defending LAKE ADVENTURE.

QUESTIONS FROM PROPERTY OWNERS:

Sal Ventola, Lot 1773 – wants to know if he can bring in a 12 wide. Lake Adventure would not have a problem with this, but the Township would. Clause stated that the Township has changed their ordinance three times. If anyone has a full slide and is looking for a 12 wide, she requests that they speak with the Board after the meeting. She feels that the natural expansion law would

apply with a full slide to a 12 wide. The township allows 400 sq ft, but not if they require a special road permit.

Patrick Heir, Lot 395 – wants to know what the Townships major problem is with LACA. Berkey presented this subject to the Township at a hearing, with no response. Can he attend these meetings. Berkey stated you can but there is a limited number of seats, and our request to have them change the venue to allow more people was denied. Clause stated that the township is concerned about our infrastructure.

Carol Lopez, Lot 264 – LACA was on lockdown before the meeting and information was given that the meeting was cancelled. So many people went back to their trailers. As far as the badges being required, she can't remember the last time we needed them for meetings. People were turned away. She had to go back to her trailer and get her badges. As president of the swim team herself and volunteers from the swim team would be than happy to pass out flyers about Lake Adventure. Also questioned what started this mess with the township. Lopez stated it is so unfair to LACA people that we are spending monies for legal fees that could be used elsewhere. Lopez also questioned what right the blogger has to use the Lake Adventure name without our authority. What are the legalities???

Eileen Licari, Lot - said this is a joke that the Township keeps changing the ordinances...issue with culvert damaging her property not coming from her culvert but from above...what can we do to prevent this in the future???

Bruna Racovi, Lot 53 – issues with neighbors regarding their garbage last year, and this year they are violating quiet hours until 4am. Not only kids, but also adults. She should call Security and file a complaint with the Office.

Ray McCormack – 955 - questioned if Ryans Deli was running the kitchen...can he have a screen room with a hard top...yes, but it cannot be attached to the trailer...speak to the compliance officer for more info. Comfort Station #15 - commented on the work – Warms stated he will check it out, as it is not yet complete.

Meri Hedrick, Lot 871 – there was a man turning cars away from attending the meeting...she called the Office to find out the meeting was not cancelled... why are boulders put on the roads every summer --the whole community should have access to all roads..she suggests LACA buying this land..Masucci stated that his property and a few others go across the road.

Lorraine Tomesheski Lots 105 & 733 - badges being worn was stated in the flyers and the rules of LACA state you must wear your badges...she feels our infrastructure cannot handle 12 wides. Clause informed her that no washers or dryers will be allowed...all appliances are energy efficient in the newer trailers... We have already told the township that these requirements will be met with the newer trailers, and have proven this with useages of a 12 wide as opposed to a 8' trailer. The 12 wide used less water, etc. As far as the craigs list ads, whoever placed them will be taken care of by our compliance officer. There are NO trailers that are 500 sq ft. Alaimo stated that the only difference between these units is that a 12 wide is a solid unit and more energy efficient. Also mentioned the culvert problem. Berkey stated maintenance will look into them. Speed bumps are not stopping the speeding.

Bruce Caulder, Lot 693 – he has had problems with his trailer size which was costly...talked about us being incorporated and this should prevent the blogger from using our name.

Pete Maletta, Lot 1882 – he doesn't mind the boulders, but why are there so many???.can't they just put a few so people can pass???. Just a suggestion... Warms will look into this.

Lot 1209 – the NCU permit is for set back requirements..7 ½ from the side and 15 from the back..LACA did enforce this, but from the chassis of the unit, not the tipouts. What the permit allows you is to keep everything as is for the life of the lot until such time as you make changes, unless the unit can be placed in the footprints of the old unit. The only time a NCU permit will not be issued is if you are encroaching on your neighbor's property. If you have a survey done, and everything is in the easements and setbacks, you do not need a NCU permit. DO NOT LOOSE THIS CERTIFICATE.

They're being no further business to discuss, Motion made, seconded, meeting adjourned at 12:20pm.

Respectfully Submitted,

Alfredo Siaba
Secretary

AS/cad