

**Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, March 21st, 2009**

The Lake Adventure Community Association Board of Directors held a closed Executive Meeting on Saturday, March 21st, 2009 at the Administration Office.

PRESENT: Artie Berkey, Lenny Masucci, Alfredo Siaba, Thomas Annunziata, Alfonso Alaimo and Marietta Richard.

MANAGEMENT: William Warmes

MOTION BY: Masucci to excuse Rohs from this month's meeting. **SECONDED BY:** Siaba. **VOTE:** All in favor, Rohs excused.

CALL TO ORDER: Berkey called the meeting to order at 8:55am and requested that all stand and Pledge Allegiance to the Flag.

REVIEW OF CLOSED MINUTES OF FEBRUARY 21ST, 09 (09-03-599)

Siaba noted a misspelling on page 7 that stated combined space, and it should be confined space.

MOTION BY: Masucci to accept the minutes with corrections. **SECONDED BY:** Siaba. All in favor, minutes approved.

REVIEW OF FINANCIALS

Bank Account Balances for February 2009 (09-03-600)

It was noted that three (3) CD'S in Smith Barney are up for renewal, and are needed to be cashed to pay for all the electrical supplies. Berkey will remind Rohs to call Mark Vesely of Smith Barney to cash in the CD's. Motion By: Annunziata, Seconded By Siaba to cash out CD'S.

Cash Disbursements for February 09 (09-03-601)

Home Depot bills were reviewed, and Warmes will check with Bowser on items purchased and where they were used. Warmes will also institute an escort for Suburban Propane trucks to be followed when filling LACA'S tanks. Warmes will also look into

**Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, March 21st, 2009**

several other companies to see if we can get a better deal. It was also suggested that maybe the Clubhouse be closed on the weekends from November to April to conserve the heating bill.

CIF Fund Report for February 09 (09-03-602)

There were no lots sold in February, so only interest was added to this account.

Breakdown of Accounts - Dues as of February 09 (09-03-603)

The Board reviewed the breakdown of accounts.

Write ons/ Write offs for February 09 (09-03-604)

There were none for the month of February 09.

Actual vs Budget for February 09 (09-03-605)

It was noted that the budget is over by \$116,000 due to many unforeseen repairs not only in maintenance but also electrical and water repairs.

OLD BUSINESS

Request to change Meet the Candidates Night to the daytime. All members of the Board disagreed, so this event will go on at night as always.

Request to change hours in the Kitchen regarding serving breakfast every day- the Board disagreed. The Board agreed that there should be one (1) person in charge of the kitchen. Warms suggested to the Board that he would discuss the matter with Art Smith and see if he is willing to take over the kitchen. The Board agreed.

Request to move the Bingo machine to the Pavilion and hold Bingo there instead of the Clubhouse. The Board stated that they didn't have a problem with the change. Snacks can be provided. This would free up the Clubhouse for another event, or just watching TV.

Siaba brought up the Social Committee, which led to the teens, and the lack of a place for them to socialize. Annunziata suggested the Pavilion for them to hang out. Music can be provided. Siaba stated he has a friend with DJ equipment he is looking to replace. This will be discussed further.

**Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, March 21st, 2009**

Laundry Contract – the contract was reduced to six (6) years, and the Board agreed.

MOTION BY: Masucci to sign the contract as is. SECONDED BY: Siaba VOTE: 4 yes, 1 no. The Laundry Contract will be signed and submitted.

PLAYGROUND – Alaimo presented to the Board specs from Little Tykes for one play set with swings, a bench, borders and turf that would cost 28,000.00 installed. Other specs were reviewed. After a lengthy discussion, Berkey requested that Warms and the Board take a closer look at the playground, and their findings would be discussed at the next meeting.

Mr. Monks and Mr. Caruso & Mr. ?entered the meeting to discuss Fish Committee @ 1:25pm

The first suggestion the committee has is to institute a “catch & release” program on all fish for 1 year. They have contacted the Fish & Game Commission to see if the Lake can be evaluated for free. They do not provide this service. They are looking into seeing if college students would come in to do the evaluation. Berkey informed them on what fish were stocked and they agreed it was a good variety. The best time to stock is in the fall, not the summer. Berkey stated that one problem in the Lake is the carp. The Fish & Game Commission stated that we can institute a “catch & release”, but we cannot enforce fishing without a license.

The Fish Committee will notify Security if they see anyone not adhering to the new “Catch & Release” rule. Security will respond, and issue a citation in the amount of \$100.00. Signs will be made in English, Spanish and Russian, so no one can say they didn’t understand.

Berkey stated that the Committee should be called the Lake Preservation Committee.

MOTION BY: Siaba that the Board approves the new Lake Preservation Committee. SECONDED BY: Annunziata. VOTE: All in favor, committee formed.

**Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, March 21st, 2009**

The Committee will meet at their own discretion, and report to the Board when they have more information.

ADMIN ROOF –is complete and done to satisfaction. CLUBHOUSE ROOF – the original contractor did not do the job correctly and unfortunately to fix it (the main roof) was estimated to cost \$7500.00 with the new contractor Herrmann & Sons. He already repaired the trusses inside the Clubhouse, which were ready to collapse. After a brief discussion, the Board decided not to sue as it would cost more in legal fees, if the old contractor could even be located.

RKR HESS MEETING

Berkey, Warms and Fitzgerald met with RKS Hess Engineering at their office to discuss the upcoming lateral project. 21 laterals need replacement, 5 of them needing pumps. A knee trench will be required of the contractor, and a trench box will be mandatory. If they need to dig wider, they would be responsible to purchase the stone to refill, not LACA. 1 million in workers comp, along with bonding will also be part of the bid. Prices from RKR Hess for their services are as follows: Specs & Bidding – \$8,100, Observation – \$9,200 – \$14,000, and \$6,400 – Administration.

A mandatory pre-construction meeting has been set for Wednesday, April 8th @ 2pm at the Administration Office in the Board Room. We also requested that a specific grinder pump and electric panel be used so that all repairs become uniform. Property owner will not be responsible to pay for the pump, but if in the future it needs replacement, he would then have to pay for it. When the work is complete we will receive “as built” so we know exactly where the pumps and laterals are.

Work will begin in the spring, and work will stop a few days before Memorial Day Weekend and commence after the holiday, and hopefully will be complete by June. A water boil advisory will be in effect during the whole project. Richard questioned if the old piping will be removed from the ground, or if they will be capped to prevent ground water. She also questioned why they are not going with the “Y” system. Warms stated that this allows each lot to have their own shut off valve. Warms will contact RKR Hess about the “Y” and if there will be capping. All services will be placed in front of the trailers. No utilities will be placed under the tip outs.

**Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, March 21st, 2009**

The 17th of April is the last day to accept bids. Warms insisted that the bidders provide LACA with credentials and recommendations. The Board will open and review all bids at their April 18th meeting.

LIFT STATIONS

There are (5) lift stations, (3) that need repairs. Repairs will begin on one of the stations after season in the fall. The size of the pump needs to be decided on and there needs to be a transformer within 500' (electric work not included).

The need for a water tank was discussed, and Warms will look into soft start controls. IN 2001 RKR Hess did their engineering studies and they stated we can use some of their reports. Surveys need to be done where the most water is being used. Fitzgerald will get bids to purchase meters to put on the flows in the well house to see where the most water is being used. There are meters that show how much pumps into the tank, but not how much is going out from each well house. This will show the weakest area and will determine where the storage tank will go.

Hydrants are to be repaired when the work order is submitted, or a leak is found. No more waiting until after the season.

Siaba requested a statement of how much LACA had to pay to property owners for negligence on the part of the maintenance department.

NEW BUSINESS

Ballot returns will go to the office as usual. The smaller Adventurer will go out with the ballots condensing two mailings to one, saving money.

Annunziata requested that Warms put out a flyer in May informing the people to conserve with fluorescent bulbs, appliances plugged in, etc. **CONSERVATION!**

**Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, March 21st, 2009**

New copy machine for office to replace 15 year old duplicator was approved by the Board.

Attorney Clause attended court to dismiss the Karam case, only to find out that Catina never followed through with any paperwork from the beginning of the lawsuit. To sue Catina would not be cost effective according to Tammy Clause. DeStefano stated that Catina's office keeps billing LACA for services performed, and Berkey stated NOT to pay anything.

JOCO AGREEMENT - will be tabled until next month.

COMMITTEE DATES - dates were set for the Security and Architectural Committee and will be published.

PERMIT FORMS & TRAILER PLACEMENTS - a statement will be imprinted on the forms stating "IT IS STRONGLY RECOMMENDED THAT A SURVEY OF YOUR PROPERTY BE COMPLETED"

Township requirements - Annunziata stated that when trailers were placed, they were measured from the frame, not the tip outs, so many trailers in LACA are NOT within the 7 ½' side easement. From this point on, new trailers will be placed correctly. Berkey stated to question if the Township will accept Variences from the Board for trailers placed that are inches over the easement. It seems that the Township is being very strict in enforcing LACA'S Rules.

DeStefano asked the Board if they wanted Attorney Clause and RKR Hess to be at the Open Annual Meeting in May, and Berkey stated yes.

They're being no further business to discuss, MOTION BY: Siaba, SECONDED BY: Masucci, meeting adjourned at 3:30pm.

Respectfully Submitted,

Alfredo Siaba
Secretary

AS/cad