

**Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, July 19th, 2008**

The Lake Adventure Community Association Board of Directors held a closed Executive Meeting on Saturday, July 19th 2008 at the Administration Office.

PRESENT: Artie Berkey, Ed Rohs, Lenny Masucci, Thomas Annunziata, Alfredo Siaba, and Marietta Richard.

Alaimo was excused from this meeting at last month's meeting.

MANAGEMENT: Gary Stevens, Community Manager

PRESENTER: Debbie Boyle of Weseloh, Carney & Company

CALL TO ORDER: Berkey called the meeting to order at 9:00am and requested that all stand and Pledge Allegiance to the Flag.

REVIEW OF CLOSED MINUTES OF SATURDAY JUNE 21ST (08-07-482)

Rohs requested a correction to read that he stated spouses of Board Members could be conceived as a conflict of interest and not that he feels this way.

Siaba questioned why Rohs did not follow the rules when appointing so many members to the Budget Committee when the Board agreed on 7 members through a lottery. Berkey stated that Rohs had good intentions and that we would discuss this under new business.

MOTION: By Richard to accept minutes with corrections.

SECONDED: By Masucci .

ALL IN FAVOR minutes accepted.

REVIEW OF FINANCIALS Bank Account Balances for June, 2008 (08-07-483)

Rohs was concerned with the accounts that have over \$100,000.00. Berkey stated that only 1 account is covered under the FDIC per bank, and we have to seriously look into finding other banks.

Cash Disbursements for June, 2008 (08-07-484)

Berkey wished to review the Home Depot bill, but Richard stated she reviewed it and Berkey stated there was no need for review.

Penn Paper invoice was also very high but Richard reviewed and stated that everything seemed okay but was very high.

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Siaba stated that the fork lift rental (for the wire spools delivered) was high for one day, and maybe we should look into purchasing our own.

RKR Hess bill for the 3 pump stations engineering. A Fee of \$46,000 was charged for this service, but we are billed monthly.

Masucci questioned why we are purchasing 12 faucets to keep in stock. A few maybe, but not 12. Masucci questioned the gate card bill. LACA pays \$7 per gate card and we sell them for \$25. Richard stated that she found the name of the company that manufactures the cards and we can go to them direct saving several dollars.

Masucci questioned what all the cement bags were for. They were purchased for the fence at the Sprayfield. Richard questioned who decided to put up the fence rather than the meadow as suggested by the forestry specialist. Stevens stated we cannot put in a meadow because the piping from the spray field will be destroyed. Berkey questioned the status of the fence. The posts are in and the fence is laying on Big Bass.

Siaba questioned the Kleymeyer bill. Stevens stated that these are old lots that are in the process of getting cleared titles, and no new business has been given to them.

Siaba stated he has witnesses that have seen LACA'S truck leave the property. Stevens stated that the only time the Jetter truck left property is to be repaired. Stevens also stated that the new utility truck was being taken home by Fitzgerald but is not anymore. Richard stated that the \$10,000 fine goes back to not filing reports on time and not renewing the permit on time.

Masucci questioned two (2) bills for Home Depot that is quite high. The invoices will be reviewed. Richard noted that a check to Stroudsburg Electric Motor for two pumps was for stock. It is felt by the Board that there is too much stock on property.

Siaba stated that the Utility Crew is in need of a truck, and the new utility truck that Fitzgerald is using should go to them. If he needs to use the truck, he can borrow it.

MOTION: By Siaba that the utility truck be given to the utility crew.

SECONDED: By Masucci

VOTE: All in favor, truck to be given to utility crew.

Siaba stated he spoke to Fitzgerald about having his dog in the LACA Truck. Fitzgerald said the dog wouldn't be in a LACA vehicle any more. Siaba has seen the dog at the Sewer Plant. Berkey stated there are more problems to worry about than the dog and we would discuss this later.

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Siaba resolved that a discussion regarding Stevens the Community Manager be brought to the table asking for his resignation. Annunziata stated he didn't think this was the right time. Masucci stated that the board has been misinformed regarding the electric redesign. Berkey stated that he has not kept on top of the outside contractors and their work. Richard stated that the GP5 permits that RKR Hess is billing us for \$9,000 can be done in house for free. Rohs stated he agreed with Annunziata that this was not the time to be without a manager, but after the morning session of the meeting and Stevens's response to certain questions, he agrees we can't wait any longer. Berkey stated he also feels we should wait until the end of the summer. Siaba felt it wasn't good for the Community to wait.

MOTION BY: Siaba to ask for Stevens's resignation.

SECONDED BY: Richard.

VOTE: Annunziata – NO – Masucci, Rohs, Richard, Siaba – Yes
4 yes, 1 no, Motion passed.

Stevens entered the room and was asked to resign. He stated no, fire me. Berkey told Stevens he was fired and was escorted by Masucci and Siaba to clean out his office. Berkey told him his back pay would be forthcoming.

11:20PM – The Board ended its morning session to attend the Open Meeting in the Pavilion.

1:50PM – The Board resumed the afternoon session of the meeting.

Berkey stated that he doesn't have a problem with the firing of Stevens, only that it was done now. Berkey informed the members that help was needed by all Board members in the meantime. Berkey feels that we do not need an interim manager. He wants the job to be advertised and applicants would be reviewed by the Board. Richard stated that the maintenance/utility crew does need someone to manage them. Checks could be signed by either Rohs, Masucci or Berkey. If the office has a problem with a property owner, Richard would be willing to help.

Complaints about the laundry brought about a discussion regarding the buildings restructure plans and different ways to pay for the machines other than tokens. While all in agreement that this is a major item, it will be tabled for another meeting.

Property owners from Blue Aspen are requesting that the electric work be put off until after the season as they will not be able to use their A/C and would cause them much discomfort. Letter to be sent informing them that this work has been put on hold due to the inaccurate reporting of former Community Manager.

Rohs informed the Board that the Budget Committee will be working without Managers figures and would present the Budget committee's figures to the Board.

Berkey stated that in house security must be looked into because of the constant complaints from property owners regarding Security's lack of concern. This will be tabled for future meetings. Siaba stated that he has figures that would be much cheaper than currently paid.

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Siaba also stated that the high CIF charge has caused many people to not purchase at Lake Adventure. This will also be tabled for another meeting. Currently the fee is half the dues payment.

3:40 – They're being to further business to discuss, Motion by Rohs, Seconded by Siaba, meeting adjourned.

Respectfully Submitted,

Alfredo Siaba
Secretary

As/cd

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