

**Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, June 21st, 2008**

The Lake Adventure Community Association Board of Directors held a closed Executive Meeting on Saturday, June 21st, 2008 at the Administration Office.

PRESENT: Artie Berkey, Ed Rohs, Lenny Masucci, Alfonso Alaimo, Alfredo Siaba, and Marietta Richard.

MANAGEMENT: Gary Stevens, Community Manager

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

Berkey distributed paperwork from Rohs regarding LACA'S bank accounts and the purpose of each one. Stevens noted that the 3 CD'S were not 30, 60 and 90 day CD'S, but 3 month, 6 month, and 9 month CD'S that were for the sole purpose of being deposited into the sewer account to pay for the commercial loan.

REVIEW OF CLOSED MINUTES OF SATURDAY MAY 24TH, 2008 (08-06-470)

MOTION: By Rohs to accept minutes.

SECONDED: By Masucci .

ALL IN FAVOR minutes accepted.

REVIEW OF FINANCIALS

Bank Account Balances for May 2008 (08-06-471)

The Board reviewed the bank account balances for May 08. Rohs requested that a report of the CIF account become part of the monthly financials for the Board's review.

Cash Disbursements for May 08 (08-06-472)

1. Insurance checks were discussed. The check to Engle Hambright & Davies is our Commercial package insurance that covers general liability, auto insurance, theft, board of directors, volunteers, workman's comp, and is the main policy. The check to Sobel is our umbrella policy for 15 million above and beyond what the main policy covers.

Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, June 21st, 2008

2. Roche Supply - Berkey reviewed the invoices and he stated that everything was in order.
3. Siaba questioned what work Pocono Spray Patch performed. Stevens stated they repair the speed bumps and a hole at the front by Security. Siaba stated that Stevens was told last year not to use this company. Their invoice didn't state where or what they repaired. Berkey stated to note this in the minutes, but he will go around and check out the work done. Bowser should report to Stevens where and what they did.
4. Siaba questioned the procedures in place for the maintenance men to get gas for LACA'S trucks. Each man has a card with a number and must put in the mileage of their vehicle. After discussing the matter, the Board wants a monthly report of the gas used by each man with the mileage of the vehicle, and which vehicle it is.

Alaimo mentioned that the kitchen soda machine is obsolete and we should check into the premised boxes. Stevens stated that Katie already checked into this as it would be cheaper and easier, but Pepsi stated that we do not sell enough.

Masucci mentioned that the compactor coming back into Lake Adventure after being dumped still had garbage in it. Someone should be checking this, whether it is Security or a maintenance man if around when the exchange is made.

Stevens suggested that in order to save time, any board member that has a question after reviewing their packet can call Cheryl and she will answer any questions.

Breakdown of Accounts for April 08 (08-05-462)

Rohs mentioned that by next month we should have a better count on how many people paid. Currently there are 42 people on payment plans. Marietta mentioned that years ago the board did not take back lots. Lake Adventure now does take back lots after having a title search done to make sure things are clear.

Write Ons/Write Offs for May 08 (08-06-474)

MOTION: By Richards to accept Write Ons/Write Offs.

SECONDED: By Siaba.

VOTE: All in favor, accepted.

ACTUAL VS BUDGET FOR MAY 08 (08-06-475) The Board reviewed the figures.

Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, June 21st, 2008

MANAGER'S REPORT

1. Lake Adventure has spent \$1,000.00 on the CCLA matter so far, and Attorney Clause has responded to their latest requests from the court.
2. Lot boxes and wire are in and TC Lloyd should be in next week to install the transformers and three phase wiring. 40 lots will be getting the new 50amp electrical service. If they are not equipped for 50 amp service, they will be getting 30amps for the trailer and 20amps for the outside of their trailer. Siaba questioned why lots 30, 31, & 32 cannot be taken care of also, as they have been hooked up to electric by extension cords for over 3 years and it is very dangerous. Lot 29 will probably be next. Their lot lines are bad. Berkey stated that the permits that are needed for the stream are needed ASAP.

Berkey stated - lots 29, 30, 31 & 32 will be getting new lot lines and the new boxes with only 30amps available. There will be no charge to the property owner. No more extension cords! Work will begin starting Monday. The board was all in favor.

3. One call system is required and we have filled out the forms.
4. Recoating the waste water tank because they are 30 years old and are rusting out. The Board suggested we get more bids. Richard questioned if we were cited or warned to recoat the tanks. Stevens stated no. Fitzgerald stated they needed to be recoated. Berkey stated he feels that they probably need to be done, but this will be tabled until later in the season.
5. Dues payments are coming in a little less than last year.
6. CD'S - \$364,000. will be renewed for 3 months, 6 months and 9 months. Richard questioned what document Stevens was reading and he explained that it was the Smith Barney Reserves account statement. Richard stated that the Board should have a copy, and copies were handed out. Richard also questioned who had the authority to move monies from reserves to operational accounts. From this point on copies of transfers out of reserves will become a part of the board packet. Siaba stated that the Manager's Checking sounds like Stevens has control without the board. From this point on the account will be called the Operational Checking Account.
7. Pump Station #5 needs an additional transmitter installed for a fee of \$2,485.00. The reports are not coming in because of the lack of transmission, and this additional one will solve the problem. Geise Technical came in and this is what he stated must be done. Berkey stated the next time that these things be put out for bid. The Board all voted in favor.
8. Aerator replacement for sewer tank - Motion by Alaimo to replace aerator that is self-lubricating, Seconded By Siaba, Vote: all in favor, 5 - aerator can be purchased. Richard stated the new aerator should be marked.

Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, June 21st, 2008

The Board decided to meet with Fitzgerald next meeting at the Sewer Plant at 8am and questions can be answered. Motion By Masucci to meet with Ray at the Sewer Plant, Seconded By Siaba, Vote: all in favor, meeting set.

OLD BUSINESS

Maintenance yard diesel tank needs to be replaced. The tank is so rusted that diesel fuel is being used at the other two locations. Berkey requested paperwork stating we need to replace the tank and the specs needed. Bids must also be presented. Motion By: Alaimo to get bids on 500 gallon tank, Seconded By: Rohs. Vote: All in favor. Bids will be presented at next meeting for a 500 gallon tank along with paperwork requested.

Siaba informed the Board that one of the maintenance men was driving the backhoe too fast going over a speed bump. The backhoe has been seen going up and down the roads too many times per day. Assignments need to be set up more thoughtfully so this doesn't happen. Doug is to be told that if things don't turn around it will be his job on the line.

Siaba also questions why we paid Aquatic Resources \$1,000.00 in April. Stevens informed him that they do a study of the Birchy Brook Stream that flows by the Sewer Plant to make sure there are no pollutants.

Mini Golf Attendant - needed back at the shack to prevent and watch for unnecessary roughness therefore preventing LACA from having more problems. Motion By: Alaimo to bring back the attendant, Seconded By: Richard, Vote: All in favor, attendant back at Mini Golf.

Rohs presented his questions regarding the invoices viewed from his audit. Check to Route 23 Automall was for a total figure with no invoice attached. Delaware Tire was for repairs to the 05 GMC utility vehicle just purchased.

Richard noted that in the future if LACA plans on purchasing a GM vehicle, to inform her as she is a retiree and can get a discount.

Dingmans Stone check - the pink slips appeared to be changed...the weights were too high...they should be limited to 22 tons per truckload. Cheryl was told to be careful when writing the amounts on the pink slips as they are carbonated. Berkey reviewed all the invoices and all appeared to be fine to him.

Siaba stated that Lot #37 needs their water shut off valve lowered as it sticks up in the middle of their lot and is dangerous. They paid a lot of money as Pioneer did the job, and they shouldn't have to pay for this.

Kelly's Auto check was in question for the high price of a fuel filter, but Siaba insisted that this was not the invoice he viewed that was in question.

Lake Adventure Community Association, Inc.
Closed Executive Board of Directors Meeting
Saturday, June 21st, 2008

Alaimo suggested that laterals be changed on lots 3 & 4 since their electric was going to be done. Berkey stated that the hole dug for electric is very shallow and now is not the time for laterals to be done. If these lots need to be done, then it will be in the off season.

Masucci stated that lot #1775 had his electric box dug up two months ago and there is a huge hole left by maintenance, and he questioned Bowser and he stated it wasn't his job to fill holes. Stevens will take care of it immediately.

NEW BUSINESS:

Stone for property owners: 1b small gray -\$50; 1b small red - \$90; 2a ¾ w/dust - \$35; 2b - \$40

Price of stone is per bucket load at approximately 1 ½ tons per load. \$10/ per load for a labor fee. 3 tons will be considered 1 load. There will be accountability for the stone going out to property owners. Another service will be to have the stone spread by maintenance at a price of \$25/ ½ hour and \$50/an hour, and billed at ½ hour increments. Property owner cannot get the stone themselves. It was mentioned how leaving the maintenance yard open to all is a bid liability. Stevens stated that in the off season he wishes to put in a road on the side of maintenance and have the yard locked.

Lot owner # 1762 wants to offer massages at the open pavilion. It was unanimously decided that this cannot be done with our permission as there is no soliciting in the community.

Richard questioned why TC Lloyd was in here now cutting the trees and not the off season. Stevens stated they usually do, and were called in the off season, but Stevens doesn't know what took them so long to come in.

Berkey stated that we needed to excuse Annunziata from the meeting.

Motion By: Alaimo to excuse Annunziata, Seconded By Rohs, Vote: Richard, Yes, Masucci, No, Siaba, abstain. 3 yes, 1 no, 1 abstain, Annunziata excused.

Alaimo stated he could not make the next meeting as he had a wedding to attend. All members in favor, Alaimo excused.

Richard questioned if the Maintenance and Beautification committees are being separated. She stated that people wanted to start planting flowers. Stevens stated we don't need meetings to plant flowers. Stevens stated they can plant flowers.

Siaba stated that Sue Hausler was heading the Social Committee. Richard questioned if we really need a Social Committee. Siaba stated he informed them that they are only an advisory panel and do not run recreation. The next meeting is set for July 26th @ 10:30am.

Lake Adventure Community Association, Inc.
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Saturday, June 21st, 2008

Lake Adventure Day there will be a DJ down by the pool. Berkey stated that LACA Day was going to end at 11pm instead of 10pm.

Rohs brought up spouse teams signing up for the Budget Committee should not be allowed. He also feels that spouses of board members should not be on any committees. He feels two people from the same family takes away from another members joining the committee. His reasoning for spouses of board members not being allowed could be conceived as a conflict of interest. Berkey stated that once again they are only advisory, and make recommendations only, but doesn't see it being a problem and will remain the same. Members are going to be picked out of a hat, so it doesn't matter if husband and wife sign up. As long as members are property owners in good standing.

Alaimo and Siaba were going to switch committee meetings for the next three months.

GP5 Permit - needed for all wetlands and streams when digging.

125 to 135 thousand gallons are still leaking out of the fresh water supply. As soon as the leaks are fixed the flows go down and then they go right back up again. 12 hydrants were done in the last month. This is an ongoing project to find the leaks and repair them.

Alaimo left the meeting at 2:45pm as he was getting a delivery and was also excused.

Storage Building for equipment to store by the STP area is needed. Richard stated her and Masucci will go back online and find prices for much less that was presented to the public last year. Pre fabs are much cheaper. The size is approximately 5000 sq ft. with lighting but no heat with a concrete floor with garage doors and 1 regular door. Stevens will check with township to see what's allowed.

Stevens mentioned how the workers are upset with some members questioning what they are doing. Stevens stated if there is a problem to come and see him. Berkey stated he does not want any board member telling employees how to do their job. Richard stated she has every right to question what they are doing. Berkey stated once again to see Stevens if there is a problem.

They're being no further business to discuss, Motion By: Rohs, Seconded By: Masucci.
Meeting ended at 3pm.

Respectfully Submitted,

Alfredo Siaba

Secretary

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