

**OPEN BOARD OF DIRECTORS MEETING  
SATURDAY, AUGUST 16th, 2008**

The meeting was called to order at 11:00am by the President, Arthur Berkey, who asked all to stand and Pledge Allegiance to the Flag.

The Board introduced themselves as follows: Arthur Berkey, President, Lenny Masucci, Vice-President, Alfredo Siaba, Secretary, Ed Rohs, Treasurer, Alfonso Alaimo, Member, Tom Annunziata, Member and Marietta Richard, Member.

Berkey announced to all that the Dolphins Swim Team won First Place for the second year in a row! A presentation was made by Carol & Joe Lopez, along with Courtney Lopez and Michael Orlando, Swim Team Co-Coaches. An article was read from the Pike County Dispatch honoring the Swim Team. Courtney presented the Board with the First Place Trophy and asked permission for it to be displayed in the Clubhouse.

Berkey, on behalf of the Board and Community thanked Carol & Joe, Courtney & Michael and the whole swim team for an excellent job. Berkey also thanked Jim Martin, who is always there to help the team.

**President's Comments** – Berkey thanked the Budget Committee for their many weeks of hard work, and is hoping to have the Budget done at the next closed meeting in September, and if everything goes well, will have a special meeting with the community on Octoberfest weekend.

The Dumpster problem was cleared, and it was possibly medical waste. Samples of our drinking water came back with a positive ecoli reading. New samples taken the next day proved that the water was safe.

Maintenance has been out cleaning out culverts on common property; however, the property owner is responsible to keep their culverts clear. If you are up on a hill and we get torrential rains and your culvert is clogged, the water will wash away your neighbors landscaping, and cause tremendous damage.

**Treasurer's Report** – Rohs informed the people that as of the end of July, 1581 lots either paid in full or paid their first half dues, out of 1746 billable lots, making the total collection rate at 90.5%. The total operating funds are \$1,048,082.42. The reserve funds are \$1,767,423.68, for a total of \$2,858,586.10. Rohs stated that the Budget Committee was increased from 7 members to 14 members, with 9 new members who blended with the old timers. As the liaison of the committee, and after setting his guidelines, and informed them that there would be no dues increase this year; he was amazed at how well the committee worked. They also found ways to cut areas and have a surplus. The committee received a round of applause.

### **Question & Answer Period**

**Sal Ventola, Lot 1773** – he requested on July 19<sup>th</sup> to have the employee's individual pay, and as of this day has not been given an answer. He also requests to view any documents that been sent to Dingmans Township regarding the 12 wides. He also questioned why the pool is not covered with the solar covers. When he questioned someone from recreation, he was told that the reels were bent. He feels that this should be repaired and the covers be used to preserve some of the heat, therefore saving on the propane bill.

**Ben Johnson, Lot 155** it has been about 30 days since the manager's dismissal, and has the Board made a decision on his replacement. Berkey stated there are a few candidates that the Board will review this afternoon. Some of the requirements for the manager are: college degree, previous experience in property management, positive customer relations, understands blueprints, delegate authority, and most importantly, control costs. It seems that we already have that person on board, Joe Birrell, and is he being considered for the job. Berkey stated that the Board will review all applicants and they will choose the most qualified for the job. Rohs stated that the Boards fiduciary responsibility is to take their time and choose the right person, and this is not something that you rush into. Ben asked when the summer was over who was going to take charge.

**Toni Johnson, Lot 155 &156** – doesn't think its right to cut the question & answer period, as there is a lot of trouble in here that all these people are not aware of, and all they know is that they have friends that they don't want hurt. The Community is in deep trouble with the sewer, water and electric. Gary made a mess of the place. The Board needs to take action now.

**Lot 960** Mrs. Mahoney,(mother of property owner)– Problem with electric and maintenance came and ran new line thru the culvert ditch. The ditch got filled in with rock and dirt. She spoke with Gary, Joe and Marietta who said they were going to look into it. Her culvert is no longer a culvert. Christine Court has been regraded and every time it rains the water washes away her property. There is now a hole in her property and her sewage drain is exposed. Maintenance once again came out and they taped it closed. When the next lot is occupied, there is a stench, and her lot fills with water. Berkey stated that it would be looked at.

**Lot 1276 – Bob Gallo** – laundry room is in sad shape, along with the bathroom, machines have no pressure, etc. and what is in the works, and the overall status if the sewer project. Berkey stated that he agrees about the laundry room, money is being held back from the vendor. During the off season, the Board will make a decision and take action regarding the laundry room. As far as the sewer project goes, the engineers were in the morning meeting, and a project has been put on hold, laterals are being searched for leaks using the camera and jetter truck, 3 pumping stations are in the process of being redone. Berkey stated this is an on going problem.

**Lot 1903 – Jim Martin** – the reel to the pool cover was fixed. The Board cannot hire a friend as the manager, and there are too many back door meetings. When the new manager is appointed, the community should know who voted for and against. Berkey stated it will be posted.

**Lot 710 – Donna Grzybowski** – Board members are holding meetings all over property, in the screen room, and doesn't think this is appropriate. Grzybowski asked Richard if she is a member of the CCLA. Richard stated when she was running for the Board she stated she was a member. She also recluses herself from any discussion at the meetings regarding the CCLA. Grzybowski stated that the CCLA was suing LACA. Grzybowski stated that Richard should either leave the CCLA or resign from the Board and the Community should hold a recall election because it is a conflict of interest. Richard stated that the CCLA are many great people of the community and they realize that you cannot sue yourself, and that was never their intention. All they wanted was information that should be open to all members of the community regarding the financials and contracts under Stevens reign.

Grzybowski then questioned the Treasurer, Rohs. She asked if the new budget took into account paying back the sewer loan, with no dues increases. Rohs stated yes. She then questioned why Rohs was not at the Budget Committee meeting but attended the swim meet even though he had no children swimming. Isn't the Budget your priority? When she was the Treasurer, she had children who swam, and she missed them because of these meetings. How committed are you? Rohs stated thank you to Donna and that he appreciated her comments. Rohs stated that he committed to the swim team. There were only supposed to be 2 meetings, but the third one conflicted with his prior commitment. Rohs stated he decided to attend the swim meet and represent Lake Adventure.

**Lot 486 – Tony Cucuolo** – Too many people are wandering around other people's property. Her wood was taken from her property. In May she witnessed her neighbor's property being vandalized and she called Security and they told her they were too busy checking in visitors at the time.

**Lot 1701 – Maureen Blue** – Informed the audience she has over 30 years experience as an executive administrator and has some concerns. The Committee applications should be revised to ask for qualifications so the right people can be chosen. Also questioned who is on the committee to choose the new property manager. Berkey stated the Board. She wanted to know the criteria. Mrs. Blue questioned who on the Board has the experience in interviewing, hiring and firing, and selecting the right individual for the job.

**Annunziata** stated he had his own business, was head custodian of school district where he was in charge of the budget and the hiring and firing of custodians, and did inspections of their jobs.

**Siaba** stated he had his own trucking repair business where he hired workers, contractors, was a union delegate and shop steward.

**Rohs** has worked many years in Social Work, where he has interviewed, hired and fired and reviewed contracts.

**Berkey** has been in construction for 30 years. He was not in charge of hiring, but letting people go when the work was done. He feels that common sense comes into play when looking for the right person.

**Masucci** has a Bachelor of Science degree, a master degree from Montclair State, was head of the Department of Special Technology where he had 4 people under him. Formerly owned a construction company.

**Richard** was formerly an office manager and a sales manager and was responsible for hiring and firing staff. Ran construction business with her husband for 30 years. Dealt with contractors and bids for the jobs.

**Alaimo** works for Con Ed. Is a shop steward and does interview people for jobs. Took a course on how to interview. Handles 12 million in budget for company.

Mrs. Blue requests that a committee be formed to assist the Board with their decision.

**Meri Hedricks – Lot 821** – stated that the Budget committee worked very hard to figure out line by line as close to the actual as possible. If there is a committee to help hire the community manager it should be done the same way as the budget committee worked. Also stated that if there is a board member not able to vote, then what good is that member.

Lot 1435 – Mr. Peregrin lateral was done across the street, and his property was damaged...his wall and 911 sign destroyed. When outside contractor are in LACA, someone should be overseeing them so this does NOT happen. He suggests that the grass cutters be given rakes so they can clear the culverts so water can flow.

1259 – Felicia Campasano – there needs to be a speed bump in the middle of Creekview/Big Bass. People are cutting down too many trees, painting boulders, etc. Joe Birrell stated that he has instituted a tree cutting ban. Wants a 12 wide and she was told that the Board was not allowing them in. Berkey stated that the proposal was unrealistic for LACA and it needed to be changed.

**Toni Johnson – Lot 156** – wanted to know who was running the park with no manager. Berkey stated that all department heads are running their departments.

**875 & 1291 – Mr. Adamczyk** long range planning for the handicapped, possible a lift for the pool.

**Pete Maletta – Lot 1982** – is also very upset on all the trees that have been cut down throughout the whole park. People that remove too many trees should have their utilities turned off.

**Ray McCormack – Lot 955** – was late because he didn't know there was a meeting. Something needs to be done to address the excessive use of lights on properties not in use, etc.

Berkey read the qualifications advertised for the Community Manager position: \$45 to 50,000. Three years as a manager, assistant manager or supervisor in an RV Campground Recreational Community and/or year round residential community, good interpersonal relationship skills, knowledge of budget, accounts payable and receivable, Electric, water, sewage treatment plant, recreational planning, security, knowledge in construction and property management, DEP regulations and having a good relationship with Township officials a plus. High school diploma. Duties: Under the general supervision of the Board of Directors the manager would be responsible for the day to day operation of Lake Adventure, provide administrative leadership, implement policy, Budget, disbursement of funds, etc.

They're being no further business to discuss, meeting adjourned at 12:20pm/

Respectfully Submitted,

Alfredo Siaba  
Secretary

AS/cad