

Board of Director's Meeting

December 3, 2022

10:00 AM Board Room

Shohola Falls Trails End Property Owner's Association, Inc. held a Board of Directors meeting in the Administration Office Board Room on Saturday, December 3, 2022 at 10:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack
Vice President – Kevin Dille
Treasurer – Thomas Miller
Secretary – GerryLynn Haak

Members Present:

Patricia Carey
Robert Personette
Iris Altreche
Lori-Ann Kinney-Bush
Michele Murphy

Members Excused:

Vincent D'Eusanio

Others Present

Mike Chlebowski, Homeland Security
Richard Henry, Trails End Attorney
Sherry Ranaudo, Property Manager

President Pollack called the meeting to order at 10:00 A.M.

MOTION: By Patricia Carey to accept the minutes **SECOND:** Kevin Dille **ABSTAIN:** Lori-Ann Kinney-Bush, Michele Murphy **VOTE:** All others in favor.

President Jo-Ann Pollack introduced new board member Brian Fitzpatrick. Attorney Richard Henry sworn Brian Fitzpatrick in.

Attorney Richard Henry asked for nomination; ad hoc, chair:

President Jo-Ann Pollack – **MOTION:** Thomas Miller **SECOND:** Patricia Carey
Vice President GerryLynn Haak – **MOTION:** Jo-Ann Pollack **SECOND:** Kevin Dille
Treasurer Thomas Miller – Thomas Miller nominated Lori-Ann Kinney-Bush

SECOND: Gerry-Lynn Haak

MOTION: Property Manager to serve as assistant to Secretary in GerryLynn Haak's absence. Thomas Miller motioned, Kevin Dille second.

Property Owner Time

- No one had questions.

Office Report - Sherry Ranaudo

- 29 Abandon Vehicles/Land letters issued.

- Months End/Topps Office training with Accountant Ann Weaver
- County Waste – received quotes from another company.
- Lock out list put into enforce for outstanding balances.
- Perm count list is still tracking, mostly going down.

Security Report – Mike Chlebowski - Homeland Security

- Security report given by Mike Chebowski
- 5 incidents
- 1 intendent fire
- Burning during fire ban
Trailer fire in AM
-

Maintenance Report – Need to hire 2 more for maintenance. Office Manager to put ad out. One for general maintenance and one for custodial.

Treasurer’s Report - Thomas Miller, Treasurer

Trails End is in a good financial state. Monthly end report not finished for this month by accountant.

Entertainment: Started scheduling already. DJs Friday, Sat. Bands.

Recreation/Concession/Kitchen – Nothing to report. Closed for the season.

MOTION TO PAY BILLS:

MOTION: Patricia Carey **SECOND:** Lori-Ann Bush-Kinney **VOTE:** All present in favor

Legal Report – Richard Henry, Trails End Attorney

- Nothing to report at this time.

COMMITTEE REPORTS

MOTION TO ACCEPT RICHARD HENRY’S CONTRACT WITH THE STIPULATIONS DISCUSSED IN EXECUTIVE SESSION FOR 2023-2024:

MOTION: Kevin Dille **SECOND:** Thomas Miller **VOTE:** All present in favor

MOTION TO ACCEPT PUT STATUE BEAR INTO STORAGE (MAINT. BLDG) FOR THE WINTER:

MOTION: Michele Murphy **SECOND:** Patricia Carey **VOTE:** All present in favor

Old Business

- None to discuss at this time.

New Business

- None to discuss at this time.

MOTION TO CLOSE MEETING:

MOTION: Patricia Carey **SECOND:** Iris Altreche **VOTE:** All present in favor

Meeting adjourned.

Respectfully submitted,

Sherry Ranaudo

Trails End Office