

July 16th, 2022

Shohola Falls Trails End Property Owner's Association, Inc. held a Board of Directors meeting in the Administration Office Board Room on Saturday, July 16, 2022 at 9:00 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

Others Present

Richard Henry, Attorney
Joseph Saporito III, Esquire (Richard B. Henry & Associates, LLC)
Mike Chlebowski, Homeland Security
Sherry Ranaudo, Property Manager

Other Members Absent

Vincent D'Eusanio
Michele Murphy

President Pollack called the meeting to order at 9:00 A.M.

MOTION: By Thomas Miller to approve June 2022 minutes with corrections as discussed at BOD Meeting. **SECOND:** GerryLynn Haak **VOTE:** All present in favor.

Property Owner Time

- Lot 978 - Dead tree on neighbors' property, poses a danger risk. What can be done? Office can send letter to PO about tree being a danger.
- Lot 978 - Can PO's submit questions for the board before the next board meeting so they can be discussed at the meeting? Questions may be put in the suggestion boxes or dropped off at the office.
- Lot 3748 – Opossum Lane needs work, can it be repaired? Board will send Maintenance to put gravel on the road.
- Lot 2511 - Issue with building permit. Water is coming onto open porch. PO needs to go by PA Rule & Building Code. A roll out awning is acceptable.

- Lot 632 - No lights are on sign coming into community, can it be fixed. Also, can TE have a community laundry? Explained to PO this cannot be done due to EPA issues and the use of bleach is not good for our water system.
- Lot 5910 - Can we get an app on Facebook to advise PO's when water or electric goes out? Security does post issues on their Public Safety page which is an official TE Facebook page. Kevin Dille to look into this matter further.
- Lot 2803 – Vandalism at Comfort Stations. PO was advised that it was not vandalism, it was due to individuals sitting on the sinks.
- Lot 1314 – In regards to cost of electric, concern is with PO's leaving lights and AC's on when not on property.
- Lot 2719 – Security vehicle siren is too loud when going off if speeding. Inquired if a silent speed bum be installed? Public Safety advised PO the use of the siren for speeding will not be used late at night (unless an emergency).
- Lot 3713 – Vehicles are avoiding Shohola Parkway and going down Chenango instead (speeding). PO requested the possibility of purchasing an electric sign that also take a picture of the car. PO was advised that the signs are very expensive but can be looked into.
- 1314 – PO advise where they live electric signs cost approximately \$17,000. Without camera.
- 1314 – Rec kids are doing a great job.
- 635 – PO wanted the board to know about a dangerous condition from the water running down the road. The water has made a trench in the road and a golf cart almost flipped in it.
- 635 – PO wanted to know and got clarification on quiet hours.

Office Report

- Office has been very busy.
- Golf cart parade is organized. Parade goes off at 1pm, Leo is leading the parade, there will be 2 prizes (1) most creative and (1) best decorated.
- Pig Roast goes off at 3pm.

Security Report – Mike Chlebowski - Homeland Security

- Accident at front gate, no damage to TE.
- PO reported possible break-in to shed.
- PO claimed that someone tampered with electric; food went bad.
- Small structure fire.
- Two citations issued for dumping non-household garbage.
- Several speeding citations.
- Reckless endangerment citation issued for riding in truck of car.
- Littering
- Repairs without permits.
- Jumped the gate into the pool, damage was done to the gate.
- Noise complaint.

Several golf cart unauthorized use. Must be 16 years of age and licensed to drive golf carts in Trails End.

- Lifeguards needing assistance from Security with PO's. PO's do not always listen.
- 689 lots accessed
- 697 guest passes

Legal Report - Richard Henry, Attorney

- Rich introduced business partner, Joseph Saporito, who was present at the meeting.
- Nothing else to report at this time

Treasurer's Report - Thomas Miller, Treasurer

- As of 6/30/22, percentage of dues collected to billed 85%.
- As of 6/30/22, percentage of dues collected to budget 97%.
- Suggestion made to pay vet bill to medically treat the cat that was injured.
- Suggestion made to send pizza to Shohola Fire Department when training at Trails End facility.

MOTION TO PAY VET BILL:

MOTION: Lori-Ann Kinney Bush **SECOND:** Iris Altreche **VOTE:** All present in favor

MOTION TO SEND PIZZA TO FIRE DEPT WHEN TRAINING:

MOTION: Lori-Ann Kinney Bush **SECOND:** Iris Altreche **VOTE:** All present in favor

MOTION TO PAY BILLS:

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

COMMITTEE REPORTS

Rules Enforcement - Kevin Dille & Robert Personette

- Grievance meeting on July 30 at 9 A.M. in the pavilion

Concession/ Kitchen/ Bar - GerryLynn Haak & Michele Murphy

- Keep hiring more people-still looking for cooks
- New hot dog wagon to be used at the pool on weekends

Recreation - GerryLynn Haak & Patricia Carey

- Recreation calendars all up.
- Pancake breakfast a great success.
- Casino trip - really nice.
- "Cooking with Friends" – Monday night.
- \$800 raffle Multicultural/Salsa night proceeds collected. \$400 went to winner, \$400 to be donated to Pike County Autism Services.

Entertainment - Michele Murphy & GerryLynn Haak

- “Tommy Guns” band – tonight outside.

Sewer - Robert Personette

- Everything going well.

Maintenance - Jo-Ann Pollack & Thomas Miller

- Best Maintenance crew we’ve had in a long time.
- Well 1 needs repairs, will be costly
- Need to make more keys for head lifeguards

Land-Use - Vinny D’Eusanio Jr. & Lori-Ann Kinney Bush

- Lori-Ann Kinney Bush – Nothing to report at this time.
- Vincent D’Eusanio – absent.

By-Laws - Patricia Carey, Vinny D’Eusanio, & Lori-Ann Kinney Bush

- To discuss putting additional late fees for anyone paying dues after 5/31.

Contracts - Kevin Dille & Lori-Ann Kinney-Bush

- Up to date

Old Business

New Business

- The next BOD meeting will be August 20th, 2022 at 9:00 A.M. in the Board Room.
- Unauthorized golf carts in parking lots. Office to make warning signs to put on golf carts. One warning only. Next time PO will be given a \$50 fine.
- Discussion on fees for electric cars and possible charging stations.

MOTION: To close meeting by GerryLynn Haak at 11:12 am. **SECOND:** Kevin Dille

VOTE: All present in favor

Meeting Adjourned.

Respectfully submitted,

Sherry Ranaudo

Trails End Property Manager