

June 18th, 2022

Shohola Falls Trails End Property Owner's Association, Inc. held a Board of Directors meeting in the Administration Office Board Room on Saturday, June 18, 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
Vincent D'Eusanio
Michele Murphy
Lori-Ann Kinney Bush

Others Present

Chris Conklin, LT Homeland Security
Sherry Ranaudo, Property Manager

Other Members Absent

Richard Henry, Attorney (excused)

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

Property Owner Time

- Lot 3829-Permit denied. Security to look into.
- Lot 2106-Contractor building platform for a travel van - approved.
- Lot 4040-Travel Trailer-Can't have two trailers on the same lot; only one permitted per property. Also, asking about parking space. (Liability issue.)
- Lot 5428-Executive Session
- Lot 4529-Can the Board Meetings be on Zoom? BOD has tried in the past; it didn't work well. Minutes are not posted on the website. Office has been short-staffed; minutes will be posted soon.
- Lot 2934-What do you have to do to become a Board Member? Must be a deeded lot owner for a minimum of three years, everything is outlined in the By-Laws. Asked about abandoned items on properties? Trails End cleaning up little by little. Budget \$20,000.00 per year into demolishing and disposing of old trailers. PO can give a list to the Office or put in Suggestion Box if they see something.
- Lot 4528-Brown water issue. Vincent D'Eusanio to research water problem.

President's Report - Jo-Ann Pollack, President

- 5 Seats open
- Election committee is open for participation.
- Meet the Candidates date July 24, 2022.
- Lot 4529-would love to volunteer.
- Lot 4315-Golf cart rules. Signs should be made up. Office stated that Rules are handed to each property owner when registering their golf carts and it is also posted in "The Happenings". Will look into making up signs.

Office Report

- Hired one new employee. Office is now at full staff.
- Two porta-johns ordered and put at the courts.
- Ball field was raked out.
- Pool table company will be coming back to tighten up the cloth.
- Need schedules/times by Wednesday afternoon for "The Happenings". (Concession, bar, entertainment).

Security Report - LT Chris Conklin, Homeland Security

- 9 Citations.
- 1 EMS emergency.
- 1 State Police call.
- Access report: Bar access: 250; 75 more lots; 78 more issued; 220 Access passes.

Legal Report - Richard Henry, Attorney (excused)

Treasurer's Report - Thomas Miller, Treasurer

- New lawn mower.
- Second vacuum for pool.
- Move money from Account 180 to cover Treatment Plant costs. (New UV system.)
- Motion To Pay Bills.

MOTION: GerryLynn Haak

SECOND: Lori-Ann Kinney Bush

VOTE: All in favor

COMMITTEE REPORTS

Rules Enforcement - Kevin Dille & Robert Personette

- Grievance Meeting held on 6/12/22. One PO attended.
- Alot of new summons were issued this past month.
- Next meeting will be held in July. Date to be determined.

Concession/ Kitchen/ Bar - GerryLynn Haak & Michele Murphy

- Hot-dog cart being ordered for Concession.

Recreation - GerryLynn Haak & Patricia Carey

- GerryLynn Haak met with Maureen Miller - Recreation is all set.

- Train concert is fully booked.
- Multicultural/Salsa Night will be inside.

Entertainment - Michele Murphy

- Entertainment is all set for 4th of July weekend, every weekend is fully booked.
- Dueling Pianos-maybe next year.
- Bingo-will be every Thursday night starting July 7, 2022.

Sewer - Robert Personette

- UV running well.

Maintenance - Jo-Ann Pollack & Thomas Miller

- All speed-bumps in order.
- Yellow fixtures on metal poles need to be attached. (Near pool fence and guard shack)
- Bath house 6 roof fixed
- Swim office floor is being worked on; had some flooding.
- Bath house damage from kids sitting on counters; Maintenance repaired and put legs on.

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

- As of 6/14/22: 26 Violations, 2 "Stop Work" orders, 4 Compliance

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

- On hold

Contracts - Kevin Dille & Lori-Ann Kinney-Bush

- Up to date

Old Business

- Any changes made to Entertainment/Bar regarding inside or outside need to be run by Security, Property Manager and President first.
- Outside ends at 12am / closed up by 12:30 am.
- Area must be cleaned up at the end of each shift.

New Business

- Thomas Miller looking into soda and snack machines for Clubhouse.

The next BOD meeting will be July 16th, 2022 at 9:00 A.M. in the Board Room.

MOTION: To close meeting by GerryLynn Haak **SECOND:** Kevin Dille

VOTE: All in favor

Meeting Adjourned

Respectfully submitted,

Sherry Ranaudo

Trails End Property Manager