

**LAKE LATONKA PROPERTY OWNER'S ASSOCIATION**

**OPEN MEETING MINUTES**

**JULY 26, 2018**

The Open Board of Directors meeting of the Lake Latonka Property Owner's was called to order by the Vice President, Justin Safran at 7:00PM. Those present recited the Pledge of Allegiance and roll call was taken.

Board Directors present: Tom Rizzo, Mike Turton, Graig Filer, Justin Safran, Susan Bikowski, Glenn Graeves and Tony Giovannelli.

Board Directors absent: Dick Harper and Ken Komoroski.

Mike Krupa, General Manager, Erin Baker, Office Manager, and Stacey Jordan, Office Assistant were also present.

There were approximately forty-three (43) members in attendance.

Mr. Safran at this time welcomed all that came out and remarked about it being a full house. He also shared that the meeting minutes from the June Open Meeting were available as a handout on the table.

Mr. Safran asked for a motion to ratify the two (2) motions passed at the last Executive meeting on July 12, 2018.

**\*\*Mr. Filer made a motion to ratify the motion to give the deli lease to the Day Family and they are to begin August 18, 2018, seconded by Mr. Giovannelli. The motion was voted on and carried unanimously.**

**\*\*Mr. Rizzo made a motion to ratify the motion to adopt resolution R3-2018 that states in the Code of Regulations all new lake front homes must be built in line with the current lake front homes as not to impair the view of the neighbors, seconded by Mrs. Bikowski. The motion was voted on and carried with six (6) in favor and one (1) abstention.**

**REPORTS:**

President: None

Treasurer: Mr. Graeves stated that last month LLPOA reached 94% of Revenues recorded and received for the year.

Secretary: Mr. Rizzo stated that there will be three (3) openings for the board. If interested, resume/applications are available through the Nominating Committee which consists of Hank Cummings, Roger Scriven, and Paul Rassel. Mr. Rizzo shared that there are copies available at the office or give Mr. Rizzo a call.

General Manager:

Mr. Krupa thanks all for their efforts during the Fourth of July celebration on Saturday, July 7, 2018. Mr. Krupa also shared that the office has a new assistant, Stacey Jordan.

Beach Aerator:

Mr. Krupa thanked the Women's Club for donating a second beach aerator to help with the beach bacteria counts and that it must be working as the beach counts have been within the allowable amounts.

**LLPOA Community Ditch Work:** Mr. Krupa shared that there are several ditches that have been filled in with silt and this will help with the flow in these areas.

**Dredge Update:** Mr. Krupa shared that the ponds are operational. Mr. Krupa stated the dredgers have given a timeframe of completion and believe they will wrap it up within six (6) weeks. Mr. Krupa did state that there are several other areas being considered for later in the fall, if they are approved.

**Aqua Doc Visit:** Mr. Krupa stated that Aqua Doc found an invasive species of Water Chestnut present in the lake. It was explained that this type of vegetation is quick growing and creates a very thick blanket on the water. Mr. Krupa explained that Aqua Doc found two (2) plants on their first visit and the plants were pulled and discarded. Mr. Krupa stated that at this second visit two (2) more plants were found, pulled, and discarded. Mr. Krupa shared that if a member sees this type of vegetation, please pull it out by its roots to remove it from the lake and discard it.

**Green Slime:** Mr. Carter Bailey, biologist from Aqua Doc took a sample of the water that contained the slime and took it to the lab to be tested. Mr. Krupa shared that as of today, there are still no results. Mr. Krupa shared that this type of algae is tough to treat as it is in the water table. Aqua Doc will keep an eye on it and stated cold nights will help.

**NEW/OLD BUSINESS:** None

**CLUBS/COMMITTEES:**

**Long Range Planning Committee:** Mr. Greg Lytle, a member of the LRPC, speaking on behalf of himself and not the committee expressed his personal opinion at the Town Hall meeting about the Social Club Nature Trail. Mr. Lytle gave a list of issues that may arise and that this is a major infrastructure project. In his opinion, a step back should be taken and let the Long Range Planning Committee to do their job. He also stated he thought the dues will go up due to this trail. Mr. Lytle also rehashed the storage buildings outside the subdivision. At this time, Mr. Safran asked what changed your mind from the last open meeting and shared that there was extensive research by the Social Club and the Board, including several closed bids and engineering reports, were purchased and sent to the office. There was discussion.

**The Latonka Player's Club:** Mr. Greg Lytle shared that there will be a club sponsored Beach Party on Saturday, July 28, 2018 at the beach. This event will include a Reggae band called "Keystone Vibe", food, drinks, bonfire and a photo booth. This event is free of charge event.

**Women's Club:** Mrs. Terry Hart, President of the club, shared that currently there are forty-nine (49) members and their last meeting was a Pot Luck dinner meeting and all were given a folder containing the club by-laws, the previous meeting minutes, and an agenda. Mrs. Hart also stated that the club sponsored the children's games at the Fourth of July celebration for approximately one hundred eighty (180) children, and provided free popcorn and snow cones. The games and prizes came out to roughly \$700.00-\$800.00. Mrs. Hart let the board and membership know that the Women's Club will be sponsoring an ice cream social with a drum circle if enough folks volunteer. This event will be held on Friday, August 3, 2018 before the Latonka Player's Movie Night. Mrs. Hart shared that the next meeting will be Tuesday, July 31, 2018 which will again be a Pot Luck dinner. Mrs. Hart stated that they are still accepting volunteer forms for the 2018 Fall Festival of which the Women's Club receives half of the profits. Mrs. Hart shared also that the club will be sponsoring Bunco and an Arts & Crafts night that will be held at 7PM in the community room on August 14, 2018.

**Friendly Frolic:** Mrs. Terry Hart, Chairperson of the 2018 Friendly Frolic reported that there were four hundred forty (440) t-shirts distributed that day. Mrs. Hart gave a bit of historical data; this was the 36<sup>th</sup> Annual Friendly Frolic with it being chaired by the board for decades. She stated that the t-shirts were handed out in the community room to the first seventy-five (75) percent of the participants as they did not know how many would participate and ordered a set amount of t-shirts. She shared a handful of years ago they began the registration process for that day and up until this point the race was free. Mrs. Hart stated the registration fee started at \$5.00 and then went up to \$10.00 and she

brought it back down to \$5.00. Mrs. Hart gave the history on how in 2015 it lacked the luster of the earlier races with medals not being handed out and the drop in the number of participants. She stated that this year 448 registered to run the race plus a number of folks that walked with the group on that day. Mrs. Hart stated not only did the participants get a t-shirt, timing, and awards in fifty-nine (59) categories, i.e. most pregnant, but also a treat bag full of goodies as well as bananas and oranges after the race. She stated there were seven (7) sponsors on the t-shirt this year and twelve (12) \$25.00 Amazon gift cards were given out.

**Social Club:** Mrs. Deb Rassel shared that the club held the 2<sup>nd</sup> Annual Golf Cart Poker Run on Saturday, July 21, 2018 and was attended by one hundred fifty-five (155) participants and raised \$3,000.00 towards the Nature Trail. Mrs. Rassel stated there has been extensive planning, and the paving may start as early as Monday, July 30, 2018. Mrs. Rassel thanked all for the generous donations for the Nature Trail and that Phase 1 is completely funded, but Phase 2, that includes the walking paths and parking area is still in need of funding. Mrs. Rassel shared that on September 15, 2018 the club will be holding an event called "Cow Patty Bingo". Tickets will be printed next week and there will only be two hundred fifty (250) tickets available at \$50.00 each. Mrs. Rassel explained the game. A cow will come in and make a deposit on a purchased grid space and the member that purchased that grid space will win \$5,000.00. She stated that this event will take place at the Field of Dreams and the office will have tickets for sale as well as the Social Club members. There was discussion on restroom facilities on the Nature Trail and it was shared that there is a portable toilet at Dock 17 for use and it was also stated that the islands do not have restroom facilities.

At this time, Mr. Safran took the floor and wanted to apologize for a comment made at the last meeting about vegetative fencing in jest and thanked all for coming out.

#### **QUESTIONS & COMMENTS:**

**T. Dunham:** He stated he has lived in this community for twenty-three (23) years and it was a rural community and he was not in favor of paving Latonka Drive. In his opinion, the \$100,000.00 could be used better for twenty (20) to thirty (30) aluminum docks that will never need replacing. He also stated that there is no pavement in nature and that teenagers will be driving cars down the path. It was shared that pillars will be placed to stop cars from entering.

**A. Hannas:** He stated he was interested in what's going on with the meeting agenda as there is nothing on it. He shared that openness would cure some of this. He asked "where did the vegetative fencing rule come from?", as he has heard that it derived from two (2) complaints made and will affect the rest of the membership. It was shared by the board that the vegetative fence rule would be too hard to enforce, and please stop by the office and speak with Mike Krupa the General Manager. Mr. Hannas is also asking that more be done in the Open meeting and the board replied that this has already become a topic of discussion to be more transparent.

**D. Montabon:** She asked what the difference was going to be between Anthony's Pizza and Duke & Lola's. It was shared that the later will have food truck service, a gift shop with everyday essentials, coffee, ice cream, deli items, and a pick up and go window for sandwiches. It was also shared that their hours of operation will be limited this season and will expand for next season (2019) with hours to be posted. The new leasee will have breakfast on the weekends with seating facilities that are under cover and out of the sun the front of the building as well as dinner items. Food trucks are already in line on a rotating schedule for this season, and next season there will be more in-house lunches with guest chefs with different themes. It was stated that they will be open on holidays and will provide family friendly activities. It was stated that the LLPOA will put in a 220 amp service and replace two (2) cracked windows. The tentative first day of operation is August 18, 2018.

At this time, Mr. Safran thanked Anthony's Pizza for the fantastic job and that the lease termination was a mutual decision as their home is up for sale.

**T. Pettinato:** Mrs. Pettinato stated that it has been tried before and does not understand how it will work this time.

There was discussion on approaching local businesses and that it did not generate much interest.

J. Ferrainola: He asked if he could get the first right of refusal on the deli lease, as he is interested in renting this area and wants to submit a business plan.

G. Lytle: Added two (2) more items to the Latonka Player's Club report. One is a free movie night at the beach on Friday, August 3, 2018 following the ice cream social and the annual car show on Saturday, August 11, 2018 at the gazebo area.

A. Hannas: Mr. Hannas inquired about the town hall meeting discussion on the lake water quality and asked about the nutrient bags and if they were available for members to purchase to use at their personal docks if they prove to be effective. It was stated that the nutrient barrier was put in front of the inlet of the lake to help stop some of the inflow of bacteria. It was decided to meet with Mr. Giovannelli and walk around to get some ideas on where to place the phosphorous absorbing bags that can be emptied and reused in the field or in a garden beta test.

M. Richey: Thanked Mr. and Mrs. Pettianto for their service and addressed Mr. Lytle's comments. Mr. Richey was curious as to why Mr. Lytle changed his mind on the Nature Trail. He stated no cars will be permitted access to the trail. There was more debate back and forth between Mr. Richey, Mr. Dunham, and Mr. Lytle.

C. Becker: He stated he was a survivor of the road war back before Latonka Drive was paved. He shared that the road project was studied for five (5) years and when prices dropped it was decided to go ahead and pave. He thanked the Social Club for all of their efforts for the Nature Trail.

D. Rassel: She talked about the gazebo war and that not many were in favor of it at the time but are glad that it is here, and the Nature Trail will be accepted as well. Her suggestion is to give it a chance.

D. Mariner: She stated that there was another major roll over accident last weekend down below the dam and is concerned about safety and security being able to monitor the behavior. There was discussion on the accident being reckless driving. It was stated that there will be an Executive session to discuss this accident after this Open meeting and the PA State rules were shared with the membership.

P. Rassel: He asked if you have to wear seat belts by law on side by side vehicles. It was shared that per PA state law you have to wear a helmet, but seat belts are a personal choice.

There was discussion on the origin of ATVs being on the LLPOA roads and it was shared that when LLPOA came in to existence the roads were dirt and the old water company did allow ATVs to use the trails that were located there at that time.

Mr. Rizzo spoke up and stated parents need to be held responsible and reckless operation is the cause of accidents not the trails.

T. Fry: He asked Mr. Safran to take control of the meeting and respect Roberts Rules of Order. He stated that this Nature Trail was not communicated properly to the membership, and all decisions should be brought before all the members. He also shared that in his opinion the financial responsibility and maintenance of this trail should remain with the Social Club as it was not brought before the general membership. He stated this community needs to be run as a corporation and not a hobby. Mr. Fry was very passionate about how business should be run.

P. Rassel: He shared that the by-laws are out there for all to read. He stated that decisions have always been made this way per the by-laws.

B. Mecchia: He suggested closing the trail at sunset, just as other parks do, to avoid problems and to use cables to close it off.

Mr. Safran thanked all for their opinions.

Meeting adjourned at 8:20PM

APPROVED: August 9, 2018