

The Treasure Lake Property Owners Board of Directors met in a combined work session and regular business meeting at 6:15 p.m. at the Lakeview Lodge and Conference Center on Monday, **July 22, 2019.**

QUORUM AND RECORD OF DIRECTORS PRESENT:

Directors present: Mr. David Singer, Mr. David Distler, Mr. Richard Whitaker, Ms. Lois Sweetland, Ms. Toni Clark-Moulthrop, Mr. Brad Laughner, Mr. Ed Moran, Ms. Kristine Gasbarre and Mr. Joseph Scaffoni. Also present were TLPOA General Manager, Ed Clark and Assistant General Manager, Mr. Colin McIlwain.

APPROVE/AMEND AGENDA:

Ms. Moulthrop requested that Discussion Item 11C and Motion Item 18C regarding Generator bids be tabled to a later date.

PREVIOUS MONTH'S BUSINESS MEETING MINUTES:

There were no questions or comments regarding the previous months Board Meeting Minutes of June 24, 2019-Combined Work Session and Board Meeting.

STANDING COMMITTEE REPORTS/MINUTES:

Ms. Moulthrop directed the property owners to read the Standing and Special Committee Meeting Minutes that are included in their packet. She included the highlights of these committee minutes: Property Control-June 4 and 18, 2019, Recreation-June 9, 2019 and Safety and Security-July 8, 2019

TREASURER'S REPORT:

Mr. Moran stated that all property owner packets have a copy of the Balance Sheet, Income Statement, Reserve Income and Expense Statement, Cash Flow Statement, Collection Report and the Amenities Variance Report. The Balance Sheet states that there is \$16,472,517.41 in combined assets, Liabilities are \$9,927,261.99, leaving an equity balance of \$6,545,255.42. Collections are on target. There will be some slight changes in the documents that are given out at the meeting. There will be a recap sheet in lieu of the Variance Report but it will be similar. If any additional information is needed, he encouraged property owners to visit the POA office and fill out the Inspection of Records Form and the information will be furnished, as long as it is approved for the proper intention such as personal consumption. As of June 2019, the Capital Reserve Fund is \$109,150.10. This should grow to \$250,000-300,000 using Transfer Fees and prior period assessments as has been done in the past. Amenity Analysis, income is on target, golf shortfalls are because of rainy weather. Gross income is over by \$322,571.64. Amenities Expenses is under by \$159,714.21. Leaves a positive variance of \$482,285.85. A more detailed analysis will happen after October when many of the amenities will be closed or closing at that time. Those number will be used to start the next budget. He stated that the Collection report shows that \$4,588,783.12 has been collected so far this year.

GENERAL MANAGER'S REPORT:

Mr. Clark announced that he has been with Treasure Lake six months this week. His statement was met with a round of applause. Mr. Clark continued with the report on the Fourth of July festivities which was successful even though there was some rain that day. Stay and Play update-last year 1155 golfers, this year so far 1162 as of Friday, July 19, 2019. The campground beat the Memorial Day numbers on the 4th of July weekend. Security-traffic citations during June of 2018 were 58. In June of 2019 there were 119. In July 2018 there were 70, this year as of this meeting there are already 110. Some changes in Food and Beverage were announced. There will be breakfast at Duffer's starting on Wednesday. Duffer's will also offer Family night on Wednesday's, other themes will be announced later. Hours of operation will be posted soon and music will also be added on Friday or Saturday nights.

DISCUSSION ITEMS:

Ms. Moulthrop presented the Discussion Items that included proposed Property Control Policy P-22-Common Property Usage. Ms. Moulthrop stated that there were four written comments regarding the boat racks on common ground. That part of the policy was approved on March 25, 2019. The revision being voted on at this meeting is regarding existing structures being grandfathered as long as they are maintained in good condition and do not fall in disrepair or at such time the property sells or be subject to removal. A property owner asked for the definition of common property. Mr. Scaffoni stated that it is all of the property around the lake that varies in dimensions.

The other item being voted on this evening is the Line Painting Bid Summary. Management recommends going with the lowest bid.

PROPERTY OWNER COMMENTS/CONCERNS:

Robert Stratton-Section 8, Lot 92-Mr. Stratton requested information on when the road paving will begin. It was stated that there isn't an exact date but there will be an eblast sent out as soon as it is scheduled. An e-blast will be sent naming the roads and the days they will be worked on.

Pam Suhan, Section 15, Lot 326-Ms. Suhan stated that the Board needs to know that it isn't feasible to move boat racks two times per year around Bimini Lake. She was referring to Property Control Policy P-22 that states that everything should be removed from common ground at the end of the season.

Mimi Goodman, Section 13, Lot 21-Ms. Goodman mentioned that she is concerned about any new closing times for Duffer's Tavern since there is a new manager there. Ms. Goodman lives in the neighborhood and is concerned that any new rules may encourage rowdiness because of later closing hours.

Lori Corcoran, Section 23, Lots 169 and 170-Ms. Corcoran requested information on the 2019-2020 Budget and how the events at Lakeview Lodge would be shown on the monthly reports. Mr. Moran stated that everything would be reported under Lakeview Lodge which was budgeted as zero and cannot be changed until next year when it will be included in the next budget. Ms. Corcoran asked about future Treasurer Reports and what documents would be included in the report to the property owners. Mr. Moran stated that a more condensed report will be given however any cost center detail would be given on request at the POA office.

Jan Morrow, Section 19, Lot 101-Ms. Morrow has had her boat untied and is requesting additional surveillance at the Marina. Mr. Clark stated that he has had meetings with security and additional cameras are being installed in areas that have been difficult to monitor.

Sandra Murray, Section 7B, Lot 141 & 142-Ms. Murray, as a former Property Control member, addressed the question regarding common ground.

MOTION TO APPROVE PRIOR BOARD MEETING MINUTES:

Ms. Moulthrop made the following motion: **Mr. Chairman, I move that the board of directors approve the minutes of June 24, 2019 - Combined Work Session and Board Meeting as presented.** The motion was properly seconded. The motion was properly seconded. The following roll call vote was recorded: Mr. David Singer-yes, Mr. Richard Whitaker-yes, Mr. Ed Moran-yes, Ms. Lois Sweetland-yes, Ms. Kristine Gasbarre-yes, Mr. David Distler-yes, Ms. Toni Moulthrop-yes, Mr. Joseph Scaffoni-yes, Mr. Brad Laughner. **The motion carried unanimously.**

MOTION TO ACCEPT THE STANDING AND SPECIAL COMMITTEE REPORTS OR MINUTES OF DATES INDICATED:

Ms. Moulthrop made the following motion: **Mr. Chairman, I move that the board of directors accept the following Standing and Special Committee reports or minutes, as presented: Property Control-June 4th and 18th, Recreation-June 9th and Safety and Security-July 8, 2019.** The motion was properly seconded. The following roll call vote was recorded: Mr. David Singer-yes, Mr. Richard Whitaker-yes, Mr. Ed Moran-yes, Ms. Lois Sweetland-yes, Ms. Kristine Gasbarre-yes, Mr. David Distler-yes, Ms. Toni Moulthrop-yes, Mr. Joseph Scaffoni-yes, Mr. Brad Laughner. **The motion carried unanimously.**

MOTION TO ACCEPT THE GENERAL MANAGER'S REPORT:

Ms. Moulthrop made the following motion: **Mr. Chairman, I move that the board of directors accept the Manager's Report of July 22, 2019, as presented.** The motion was properly seconded. The following roll call vote was recorded : Mr. David Singer- yes, Ms. Toni Clark-Moulthrop-yes, Ms. Kristine Gasbarre-yes, Mr. Brad Laughner-yes, Mr. Ed Moran-yes, Mr. David Distler-yes, Mr. Dick Whitaker-yes, Ms. Lois Sweetland-yes and Mr. Joseph Scaffoni-yes. **The motion carried unanimously.**

MOTION TO ACCEPT THE TREASURER'S REPORT :

Ms. Moulthrop made the following motion: **Mr. Chairman, I move that the board of directors accept the Treasurer's Report of July 22, 2019, as presented.** The motion was properly seconded. The following roll call vote was recorded : Mr. David Singer- yes, Ms. Toni Clark-Moulthrop-yes, Ms. Kristine Gasbarre-yes, Mr. Brad Laughner-yes, Mr. Ed Moran-yes, Mr. David Distler-yes, Mr. Dick Whitaker-yes, Ms. Lois Sweetland-yes and Mr. Joseph Scaffoni-yes. **The motion carried unanimously.**

MOTIONS FOR DISCUSSION ITEMS :

A. Approve Revised Property Control Policy P-22-Common Property Usage:

Ms. Moulthrop made the following motion : **Mr. Chairman, I move that the board of directors approve revised policy P-22-Common Property Usage. This policy has completed its 21-day public review and written comment period with four written comments.** The motion was properly seconded. The following roll call vote was recorded : Mr. David Singer- yes, Ms. Toni Clark-Moulthrop-yes, Ms. Kristine Gasbarre-yes, Mr. Brad Laughner-yes, Mr. Ed Moran-yes, Mr. David Distler-yes, Mr. Dick Whitaker-yes, Ms. Lois Sweetland-yes and Mr. Joseph Scaffoni-yes. **The motion carried unanimously.**

B. Award Contract for Line Painting :

Ms. Moulthrop made the following motion : **Mr. Chairman, I move that the board of directors award the Line Painting contract to Williams & Willman of Fenelton, PA in the amount of \$12,467.0. Funding for this project is included in the 2019-2020 Operational Budget.** The following roll call vote was recorded : Mr. David Singer- yes, Ms. Toni Clark-Moulthrop-yes, Ms. Kristine Gasbarre-yes, Mr. Brad Laughner-yes, Mr. Ed Moran-yes, Mr. David Distler-yes, Mr. Dick Whitaker-yes, Ms. Lois Sweetland-yes and Mr. Joseph Scaffoni-yes. **The motion carried unanimously.**

BOARD MEMBER COMMENTS:

Ms. Moulthrop thanked everyone for attending the meeting and welcomed Kristine and Brad to the Board.

Ms. Gasbarre stated that she appreciated all of the help during her campaign for the Board and thanked all of the Board members for their mentorship. She feels confident that progress will be made with this Board.

Mr. Singer is concerned about the increase in vandalism. He encouraged the residents to call Security if they see anything. He is optimistic with the increased presence of the Sandy Township police that arrests will be made and hopefully that will discourage any further incidents. He recommends that if arrests are made that information should be published.

Mr. Moran stated that the Board has been working well together and he is confident with the new Board members that will continue in the future. He also stated that the Board is willing to listen to all issues included issues regarding policies.

MOTION TO ADJOURN:

Ms. Moulthrop made the following motion: **Mr. Chairman, I move that the board adjourn. The motion was properly seconded.** A vote was taken by a show of hands. **All were in favor.** The meeting was adjourned at 7:22 p.m.

GENERAL MANAGER WEBSITE UPDATES (July)

Patti is Back!

July 17, 2019

I am pleased to announce that Patti Sorrento is returning on Monday 7/22 as the restaurant manager at Duffers Tavern. Elka Bresnahan will remain while we continue to staff the restaurant effectively and improve customer experience and operational efficiencies. Please stop in at Duffers sometime to welcome Patti back!

Ed Clark, General Manager

Sat 7/4 Volunteers Needed!

July 2, 2019

We have a great day planned for this Saturday leading into fireworks presented by Treasure Lake & Sandy Township. There has been much planning a preparation but it would be great if we could get some volunteers to work with me throughout the day to assist with directing folks in parking at LVL.

If you are able and willing to put in a 1-2 hour shift with me, please email your name, email address and phone number to gm@tlpoa.us along with preferences on what hour(s) would work best for you. I will then be in contact by tomorrow 7/3 to supply information and the final list volunteer listing will be completed by Friday 7/5 to confirm all volunteer shifts.

I thank you in advance for your consideration.

Ed Clark, General Manager

Bluewater Management Group

July 1, 2019

During the last Board meeting on 6/24, I stated the following regarding Bluewater Management Group:

- The POA has received all revenue/profits from not only Duffers, but all weddings and events such as the APMI tournament.

Today, we are one (1) week removed from that meeting and Bo Lockwood (owner of BMG) has since voiced concerns with properly executing on the lease agreement. Since the POA has received all revenues from the above noted events, coupled with the high level of food & beverage inventory that BMG would have to pay for within 30 days of executing the agreement, we have today (7/1) agreed to and terminated the lease agreement (to operate the facilities) and the management contract (which would have permitted BMG to operate on our behalf for the liquor licenses). In effect, we postponed the agreement because BMG was counting on those revenues to 1, help pay for the large inventory and 2, be the 'nest egg' to handle the payroll through the winter months.

Regardless of what rumors may be spreading, we did NOT terminate our consulting agreement with BMG. Our relationship effectively resets to where we were prior to May 1st and the POA will be operating our facilities with consultation by BMG. Having said that, we must be fiscally responsible. Any adjustments beyond the current operation of our facilities will be made only after establishing a proper analysis to determine profit/loss. Profitability will be 100% of every decision, but it will be a very strongly considered. I know many folks have strong feelings about the operation of some of our facilities and I promise that those opinions have not fallen on deaf ears but we will assess each scenario and make decisions in the best interest of the property owners and the POA balance sheet.

So for now, I ask for your patience and know that more good things are to come for Treasure Lake!

Ed Clark, General Manager

EXECUTIVE SESSION July 15, 2019

The following is provided in accordance with Bylaws Article 4, Section 4.2, "Requirements for Affirmation."

In Executive Session – Monday, July 15, 2019

Executive Session Convened by: Ed Moran at 5:02 p.m.

Directors Present: Ed Moran, David Singer, Joe Sbafoffi, Toni Clark-Moulthrop, David Distler, Richard Whitaker, Lois Sweetland, John (Brad) Laughner, Krissy Gasbarre

TLPOA Staff Present: Ed Clark, Colin McIlwain

Agenda for Executive Session:

Welcome to new Board members: Krissy Gasbarre and John (Brad) Laughner and congratulations on election, Toni Clark-Moulthrop.

Election of New Board Officers: After a brief discussion, the Board reached a consensus to hold the election of new officers at this meeting, and the results would be ratified in the upcoming Work Session/Board Meeting.

Legal: Mr. Clark brought to the Board's attention a situation wherein a business within Treasure Lake has not paid electric bills for the past 7 years – those costs have been borne by the TLPOA. The business owner stated that a previous Board of Directors approved those electric bills would be paid by TLPOA. Discussions are ongoing.

Personnel: Mr. Clark is going to make inquiries to determine the legality of withholding vacation pay from an employee who resigned outside of policy requirements.

Legal: The Omni contract renewal date is October 31, 2019. Prior to that date a consensus was reached by the Board to review the full contract and determine what has been accomplished, what has not, and to determine if there are duplications within the document. This will be done either by the officers, or by an ad hoc committee.

Legal: The final contract termination document between TLPOA and Bluewater Management Group has been sent to Bo Lockwood for signature; as of this date, the document has not been returned.

Personnel: Mr. Clark informed the Board members that he had reviewed the Administrative budget and determined there was funds availability enough to raise the wages of Security staff. The Board was in agreement with his decision.

Miscellaneous: The Clearfield County Board of Elections has requested that the polling place be relocated to either the Lakeview Lodge or to Treasure Lake Church. Mr. Whitaker stated the Church agrees to be available for that service to the Community. The Board reached a consensus agreeing to this new location for voting.

There is \$60,000 available for repaving the parking lot at the Silverwoods Golf Course.

At the upcoming Work Session/Board Meeting three items will be on the agenda: (1) Policy P-22, Common Property Usage, specifically regarding temporary boat/kayak racks; (2) Line painting bid summary; (3) Generator bid summary.

Motion to Adjourn: John (Brad) Laughner

Motion Seconded: Toni Clark-Moulthrop

Meeting Adjourned: 7:08 p.m.

The following is provided in accordance with Bylaws Article 4, Section 4.2, "Requirements for Affirmation."

In Executive Session – Monday, July 22, 2019

Executive Session Convened by: Joe Sbafoffi at 5:05 p.m.

Directors Present: Ed Moran, David Singer, Joe Sbafoffi, Toni Clark-Moulthrop, David Distler, Richard Whitaker, Lois Sweetland, John (Brad) Laughner, Krissy Gasbarre

Directors Absent: Brad Laughner

TLPOA Staff Present: Ed Clark, Colin McIlwain

Agenda for Executive Session:

Policy P-06, Tree Removal and Exchange Program – There have been complaints voiced to the BOD and Management regarding clear cutting of lots. A review of this policy indicated there is no prohibition of clear cutting (as long as tree removal is officially permitted). While the practice leaves an aesthetically unappealing, there currently isn't

a way to prevent it. The BOD reached a consensus to leave the policy unchanged, but to explore increasing fines for removing trees without proper approval.

Committee Chairs – The President requested that committee chairs be contacted to submit lists of committee members for BOD approval at next month’s meeting. The President stated he would like all committees to have a BOD liaison assigned to attend meetings.


Omni – A letter has been received from Tim Loehr requesting termination of the contract between Omni and TLPOA. The BOD and Management discussed what the next steps should be.

Motion to- Adjourn: Ed Moran

Motion Seconded: Richard Whitaker

Meeting Adjourned: 5:57 p.m.

File: TLPOA.Affirmation.7.22.19 Executive



Toni Clark-Moulthrop, Secretary, TLPOA Board of Directors



Date