

Robin Hood Lakes Lot Owners Association

Board of Directors Membership Meeting Minutes

May 11, 2013

1. **Call to order:**

Bill Milburn called to order the Membership Meeting of the Board of Directors of Robin Hood Lakes Lot Owners Association at 10:03 a.m. on Saturday, May 11, 2013 in the Club House.

2. **Pledge of Allegiance** was led by Bill Milburn.

3. **Director's/Officers Present:**

Bill Milburn.....President
Pat Carroll.....Secretary
Sal Addotta.....Treasurer
Steve Bermudez.....Director
Donald Burger.....Director
Dominick Steed.....Alternate Director

Guests: Robert M. Zito, President, RMZ Property

Absent:

Jim Garr.....Vice President
Steve LaBargo.....Director

4. **Minutes of Previous Meeting:**

Donald Burger made a motion to approve the minutes of the November 17, 2012 Board of Directors General Membership Meeting. Sal Addotta seconded the motion, all in favor, motion passed.

5. **Treasurer's Report:**

Sal Addotta read the Treasurer's Report and Financial Report. Donald Burger made a motion to approve the Treasurer's Report, Steve Bermudez seconded the motion, all in favor. Motion passed.

6. Old Business:

RHL Entrance Sign: Ongoing situation.

Questions from Floor:

- a. Can sign go on other side of Route 534?
- b. Can sign go back to center of road?
- c. Can RHL rent a small piece of property to put sign on?
- d. Can sign go on Pleasant Valley side of road?

Proposal submitted by property owner:

Proposal will go through process of being submitted to lawyers.
Then call a Special Meeting to submit proposal to Membership.

7. New Business:

Road Work:

- a. **Upper Buck Lane** – Estimates need of cost – rock removal if needed, stone, etc.
- b. **Pot Hole filling** – work ongoing.
- c. **Road Plan** – To go around community and check roads to see which ones are a priority.
- d. **Lower Buck Lane:**
 1. Monroe DEP was scheduled to come to make inspection, but had to cancel. Will be re-scheduled.
 2. Sign at top of Lane to be ordered. “Dead End” and possible sign Reading “For Access to Fishing Lake – Use Green Wood Dr. & Queens Way”
 3. Bill Milburn stated – No intention to open present gate.

Steve Bermudez made a motion to **accept Old and New Business.** Sal Addotta seconded the motion, all in favor. Motion passed.

8. Opened to Floor for Relative Questions from Home Owners:

Mark Tretter: Right to Work Permits? Answered by Board: Home Owner needs to get a Permit from the RHL office at no charge, especially if heavy equipment is to be used and travel on RHL roads.

Liz Green: At large speed bump on Twin Lake Drive, need to check swale placement to avoid water incorrectly running on properties.

Josie Vergalito: Water still in front of her property.

(Continued....)

8. Opened to Floor for Relative Questions from Home Owners: (.....Continued)

Marlene Briglio: Questioned - Why is Donald Burger on the Board? Stating conflict of interest.

Board stated that a licensed surveyor would be employed whenever Association properties are checked.

Hal Touni, Jr.: Spoke about George Cibik's concerns stated in his recent letter to Board. Board is waiting for Official DEP ruling.

Adjournment: The Meeting ended at 11:35 a.m.

Minutes Submitted By: **Pat Carroll (Secretary)**

Robin Hood Lakes Lot Owners Association

Board of Directors Membership Meeting Minutes

August 17, 2013

1. Call to order:

Bill Milburn called to order the Membership Meeting of the Board of Directors of Robin Hood Lakes Lot Owners Association at 10:07 a.m. on Saturday, August 17, 2013 in the Club House.

2. Pledge of Allegiance was led by Bill Milburn.

3. Director's/Officers Present:

Bill Milburn.....President
Sal Addotta.....Vice President/Treasurer
Steve LaBargo.....Acting Secretary
Steve Bermudez.....Director
Donald Burger.....Director
Stuart Scott.....Director

Guests: None

Absent:

Ruth Anne Joseph (Excused).....Director

4. New Directors Ruth Anne Joseph and Stuart Scott were introduced.

5. Minutes of Previous Meeting:

Stephen LaBargo made a motion to approve the minutes of the May 11, 2013 Board of Directors General Membership Meeting. Stu Scott seconded the motion, all in favor, motion passed.

6. Treasurer's Report:

Sal Addotta read the Treasurer's Report and Financial Report. Steven Bermudez made a motion to approve the Treasurer's Report, Donald Burger seconded the motion, all in favor. Motion passed.

7. Old Business:

a. Road Work:

Lower Buck Lane – Signs were posted at Buck Lane & Twin Lake Drive to direct parking to area on Green Wood Dr. or Queen Way and to show area as a Dead End.

b. Work on Clubhouse:

Outside Bathroom: Newly finished with the installation of a new entrance door, storage area, new toilet and sink, etc.

Walls: Have been painted and wood paneling has been installed.

Ceiling: Damaged tiles have been replaced.

Kitchen: New window screens have been constructed to allow windows to be open when hall is in use. Back door has been repaired and an alarm has been placed on inside screen door.

Outside Lights: ~~New protective cage has been installed around overhead entrance light.~~

Future Tentative Plans:

Renovation of inside bathroom.

New wood floor to be installed throughout hall.

Upgrade of electric in clubhouse kitchen.

c. Water Run-off: Stream on Twin Lake area – awaiting Monroe County Conservation Dept. approval for diversion.

8. New Business:

1. Road Work:

- a. Tree trimming will begin this week with cutting back trees and large bushes at selected locations.
- b. Shiffer will recoat all areas previously done at no charge with a 1st coat and then RHL will pay for a 2nd coat on areas redone.
- c. Upper Buck Lane to be tar and chipped.

2. 2013 Board of Directors' Election:

Ballots were mailed out and are being returned directly to RMZ for verification of good standing. Deadline for returns to be received by RMZ is midnight, August 31st, 2013.

Vote Counting: Aside from the three Candidate's appointed representatives, other volunteers are needed to assist with the counting. Counting will occur the morning of Sept. 7th prior to the General Membership Meeting.

Election Results will be announced at the September 7th, 2013 General Membership Meeting held at 10:00 a.m. at RHL Clubhouse.

3. Fall Community-Wide Yard Sale:

To be held on Saturday/Sunday, September 28th & 29th from 9:00a.m. to 4:00p.m.

9. Opened to Floor for Relative Questions from Home Owners:

Topics Brought Up and Discussed:

- a. Lower Green Wood Drive needs dip filled in.
- b. Green Wood speed bump too high, will be looked at by Shiffer to reduce or to level to a lower grade.
- c. Is Shiffer going to shave build up/lip on edge of road? Need is to get rid of the water build up. 1-2 foot scrapping at edge of road.
- d. A survey of the Community was mentioned last meeting. Issues with certain locations will be surveyed as needed. Asking for 33' easement to be marked through bottom of Queens Way. If the developer was to put a shale road down, RHL would have to tar & chip to finish the road and the additional costs to maintain/plow would fall on the membership.
- e. Twin Lake Drive and Queens Way corner has water build up.
- f. Dog Walkers— Owners should be cleaning up after dogs
- g. Tree trimming near or around wires need to be done by the utility companies.
- h. **The Not Just 50+ Club** will be holding a Chili Cook Out on October 16th, time to be announced later. The Fire Company will be the judges and there will be raffles, proceeds of which will be donated to different charities.
- i. **Norman Burger** announced the coming **West End Fair** and the publication of the **History of the West End** by the 250th Anniversary Committee.
- j. The maximum amount to spend for tree trimming will be \$ 5000, so most likely the bid will go to Klinge Tree Trimming.
- k. Several property owners were notified by the Board and Polk Township to secure their buildings and to keep up their properties.
- l. **Entrance Sign**: We are awaiting a response on costs from surveyor and Monroe County and Polk Township as properties would have to be subdivided.

Steven Bermudez motioned to adjourn the meeting. Motion was seconded by Stephen LaBargo, all in favor. Motion passed.

Adjournment: The Meeting ended at 11:16 a.m.

Minutes Submitted By: **Stephen LaBargo, Acting Secretary**

Robin Hood Lakes Lot Owners Association

Board of Directors Membership Meeting Minutes

September 07, 2013

1. **Call to order:**

Bill Milburn called to order the Membership Meeting of the Board of Directors of Robin Hood Lakes Lot Owners Association at 10:08 a.m. on Saturday, September 07, 2013 in the Club House.

2. **Pledge of Allegiance** was led by Bill Milburn.

3. **Director's/Officers Present:**

Bill Milburn.....President
Sal Addotta.....Vice President/Treasurer
Steve LaBargo.....Acting Secretary
Steve Bermudez.....Director
Donald Burger.....Director
Ruth Anne Joseph.....Director
Stuart Scott.....Director

Guests: Robert M. Zito, President, RMZ Properties

Absent: None

4. **Minutes of Previous Meeting:**

Steve Bermudez made a motion to approve the minutes of the August 17th, 2013 Board of Directors General Membership Meeting. Ruth Anne Joseph seconded the motion, all in favor, motion passed.

5. **Treasurer's Report:**

Robert Zito presented the monthly Financial Report. Ruth Anne Joseph made a motion to approve the Treasurer's and Robert Zito's Reports. Sal Addotta seconded the motion, all in favor. Motion passed.

6. **Old Business:**

Fall Community-wide Yard Sale: Members were reminded that the Fall Yard Sale is being held on Saturday/Sunday, September 28th & 29th, from 9:00 a.m. to 4:00 p.m.

7. New Business:

a. 2013 Board of Directors' Election:

Election Results:

Salvatore Addotta - Term thru Sept. 2015.....	103 Votes
Donald Burger - Term thru Sept. 2015.....	96 Votes
William Milburn - Term thru Sept. 2015.....	92 Votes

b. Bus Stop Parking:

It was reported that it would cost the community less than \$1000 to transfer ownership of the property. This is being considered as part of the proposal with property owner.

c. Appointment of Board Secretary:

Stephen LaBargo, present Acting Secretary, was appointed as Board Secretary.

d. Road Resurfacing: It was announced that road resurfacing work is still continuing by Shiffer.

e. RHL Upcoming Events:

50+ Chili Cook Off – October 19th – Time to be announced.

Kids' Halloween Party – Either Saturday, October 26th or Sunday, October 27th, from 6 pm to 8 pm at the clubhouse. Final date to be decided at next Board Executive Meeting.

Adults' Halloween Party – Saturday, November 2nd @ 8 pm. Costumes are encouraged. Bring appetizers. Possible BYOB – Board to investigate Rules for determination.

Covered Dish – Tentatively sometime in November. Board to discuss.

Kids' Breakfast with Santa Christmas Party – Saturday, December 14th from 10 am to 12 noon.

**8. Open to Floor: For Relative Questions/Remarks from Home Owners:
(One Speaker at a Time)**

a. School Bus Stop:

1. Mark Tretter wanted to know why School Bus Stop was blocked off with rocks?

Response: Bus Stop blockage is not a money issue, but insurance issue. Owners are willing to give the community the property, but community need to pay transfer fees and add on to its insurance policy. We will check with attorney to see if we can do this according to our current By-Laws.

2. Jim Garr wanted to know if it was possible for bus service to pickup kids in a different location?

Response: We will have to check with the school.

b. Front Entrance Sign:

Jim Garr wanted to know status of having RHL's sign put back up at entrance?

Response: Board is working with a surveyor (Keystone Consultants) to get an estimate in writing on what it will cost to acquire this property. Cost of purchase for subdivision could be several thousand. Property owners' proposal was for no dues on non-personal lots for 10 years unless sold or out of family's name. Community members will have to vote on RHL acquiring this property before any transaction is completed. Legal representation will also be required.

c. Tree Trimming:

What is present status?

Response: Klinger Tree Service is scheduled to start work.

d. Survey of Property Lines Around Lakes:

Response: Property owners around the lakes need to keep their own property lines. We will deal with these areas as issues arise.

e. Property Owners Pins: During discussion of properties, it was suggested that new owners have to have their property lines pinned.

Response: We do not have the authority to force this, but they should be informed by the real estate agent or title company at or before closing.

f. Washouts Along Some Road Edges:

Response: The Board is addressing these areas.

Steven Bermudez motioned to adjourn the meeting. Motion was seconded by Sal Addotta, all in favor. Motion passed.

Adjournment: The Meeting ended at 11:48 a.m.

Minutes Submitted By: **Stephen LaBargo, Secretary**

Robin Hood Lakes Lot Owners Association

Board of Directors Membership Meeting Minutes

December 14, 2013

1. Call to order:

Bill Milburn called to order the **Membership Meeting** of the **Board of Directors of Robin Hood Lakes Lot Owners Association** at **2:02 p.m. on Saturday, December 14, 2013** in the **Club House**.

2. Pledge of Allegiance was led by Bill Milburn.

3. Director's/Officers Present:

Sal Addotta.....Vice President/Treasurer
Steve LaBargo..... Secretary
Steve Bermudez.....Director
Donald Burger.....Director
Ruth Anne Joseph.....Director
Stuart Scott.....Director

Absent:

Bill Milburn.....President
Lizbeth Blair.....Alternate Director

Guests: Robert M. Zito, President, RMZ Properties

Members in Attendance: Mark Tretter, Sandy Burger, Jim Garr, Mr. & Mrs. Tom Hollins.

4. Minutes of Previous Meeting:

Ruth Anne Joseph made a motion to approve the minutes of the September 7th, 2013 Board of Directors General Membership Meeting. Sal Addotta seconded the motion, all in favor. Motion passed.

5. Treasurer's Report:

Robert Zito presented the monthly Financial Report. Robert also recommended to Board to transfer excess monies in Operating Account to Reserve Account. A Full Audit of 2012 is in the process by our Accountant...no material differences. RHL is in full compliance with governmental rules. Ruth Anne Joseph made a motion to accept the Treasurer's and Robert Zito's Reports. Steve Bermudez seconded the motion, all in favor. Motion passed.

6. **Old Business:**

Bus Stop Issue & Front Entrance Sign: Matters have been tabled to later meeting as they are in the hands of RHL's Attorney, John Dunn and an Abstract Company.

7. **New Business:**

a. **RHL 2014 Budget:** Budget has been approved and copies will be mailed to all Members this month.

b. **Street Signs Vandalized/Stolen:** Missing street signs are in the process of being replaced at a cost of \$400 to \$500. Residents are encouraged to report any knowledge of RHL property being damaged.

8. **Open to Floor: For Relative Questions/Remarks from Home Owners:**

(One Speaker at a Time)

a. **Jim Garr: Question** – Was Budget approved and will it be mailed out to Members?

Answer – Yes to both questions.

b. **Mark Tretter: Question** – Was the budget amount the same as last year?

Answer - Amount was less than last year.

c. **Jim Garr: Question** – Will the money allocated for Lakes be less than last year?

Answer – Proceeds from the Kid's Fishing Contest was put back into the Fishing Lake Account for use in 2014.

Note – Jim Garr stated he is willing to run the Fishing Contest again.

d. **Mark Tretter: Question** – Will there be more community activities for the holidays?

Answer - Yes, we will try to keep on trend of activities for both holidays and game functions.

Steven Bermudez motioned to adjourn the meeting. Motion was seconded by Donald Burger, all in favor. Motion passed.

Adjournment: The Meeting ended at 2:51 p.m.

Minutes Submitted By: Stephen LaBargo, Secretary