

# **2013 ANNUAL MEMBERSHIP MEETING WOODLANDS CRANBERRY COMMUNITY, INC.**

Date: Saturday, November 9, 2013

Time: 1:00 PM

Place: St. Paul's Lutheran church (Fish Hill Rd.), Tannersville, PA 18372

Call to Order: Quorum – A quorum has been met. Meeting was called to order  
1:07 PM.

27 proxies by USPS mail & by facsimile. 10 owners represented.

Mike announced this is the first time in 7 years we have had a quorum.

Michael Omelczenko, President  
Richard C. Weakland, Vice President  
Sal LaMantia, Treasurer  
Mary Omelczenko, Alternate Board Member  
Glenn VanGieson, Board Member  
Joseph A. Rosalia, Board Member  
Pamela Kuehm, Board Member

**Approval of Minutes**: Saturday, November 10, 2012

**Motion made by Sal LaMantia to “ceremoniously” approve minutes from 2006 to 2011. Mary Omelczenko seconded. All in favor.**

**Motion made by Mary Omelczenko to approve Annual Meeting minutes from November 10, 2012. Sal LaMantia seconded. All in favor.**

**Presidents Report**: Michael Omelczenko

I would like to thank everyone for coming out today. There are several things that were done this year. New signs were purchased, they now say Woodlands Cranberry. The dues are standing at \$80. We keep a watchful eye on expenses. We put maintenance out for bid so we get the best price. The drainage basins have been cleaned and inspected. We try to keep on top of the basins. John Harding has completed the fall cleanup.

We have a problem with the PP & L easement and we have been working on trying to curb this. People go back there to shoot and we have talked to the Game Warden and PP & L. We seem to be hitting a wall. We encourage you to call if you observe anyone back there. We are trying to work with PPL. PP& L has sent us No Trespassing signs that are now placed at their areas.

We have received complaints on several issues, which we have been trying to work on, pools, dogs, on street parking unsightly lots, and scattered mail. If you see the phone books please pick them up.

Assessments have been coming in on time. We haven't been fining people. We do not have a lot of problems with dues. We are keeping on top of it and getting better at it.

Speeding- please keep it under 25 MPH. It's getting darker out and the kids are out. A member stated that it is really bad in her area. Please tell your neighbors to watch their speed limit.

Please keep your properties and culvert pipes clean.  
Signs- No other signs are allowed on property other than for sale signs & address signs. We see landscaping signs etc. and they are not permitted. ATV's or motor bikes are not permitted in the development.

Home Projects – check your covenants before you begin your work. Also, it may be necessary to contact Pocono Township for permits if necessary.  
There was a brief discussion on a handicapped ramp.

We ask all residents to please follow the Covenants, Bylaws etc. Check with the township for their rules. If you are unsure please ask the Board.

A homeowner asked if we are abandoning the website. Mike said no it is still running. The board plans on keeping it up. The homeowner who was up keeping it up had health issues.

Homeowner asked what is going on with the commercial vehicles- Mike mentions that there is a long story and he can not comment on it. The township is working on it. Marilyn Lesoine stated that owners have been cited with 541 violations. They are waiting on an update from the township. They have 30 days to remove the vehicles but no word from the township. It has been 3-4 weeks. Mike is not blowing this off but the township is taking too long. Mike Tripus is the Zoning Officer.

Richard Weakland stated there is communication between the Township, Mgmt. Company and the Board. Efforts will keep on continuing.

There are several homes in the community that the township has issued violations and warnings.

**Financial Report**: Salvatore LaMantia

Financially we are doing o.k we have been sticking to the Budget we have \$24,000 in the bank. We have a basin fund, general operating and money market acct. We have no liabilities. The only extra thing was the sign for the front entrance. We have been keeping the expenses down. The Management Company does a lot for us and takes care of issues. Everything else is a small percentage of our costs. We have been doing a really good job keeping within the budget.

Homeowner asked how often are the signs replaced ?– this is the first time that we know of.

Homeowner suggested lights – it is too difficult to put lights at the front entrance.

Is the landscaping only the front entrance way? Yes.

We have been reducing the receivables. Right now there is \$8,500 in receivables. Marilyn explained this includes everything, Fines. Lt fees, Interest, Dues.

Financials were reviewed for October 31, 2013

General Operating Account: \$7,746.94

Basin Fund: \$8,017.99

Capital Improvement: \$250.00

General M/M: \$8,036.01

Total Cash: \$24,050.94

Marilyn explained the collection procedures to a member of the audience.

2014 Budget was approved with minor changes.

**Motion made by Sal LaMantia to approve the 2014 Budget. Seconded Mike Omelczenko. All in favor.**

**Old Business**: None

**New Business**: Election of Board Members

Election of Board Members: We are in need of volunteers for the Board there are several positions open. A Member has volunteered to be placed on the Board as an alternate. Kevin A. Kuehm accepted the position. Another member will call Mike to let him know if she is interested on being on the Board.

Nominations from the floor: There are no nominations on the floor.

**Open Discussion**: None

**Adjournment**: Mike Omelczenko made a motion to adjourn the meeting at 2:05PM. Rich Weakland seconded. All in favor.