

Moosic Lakes Board meeting 11/15/2023

Call to order 6:00 pm in person community center – Joe McGraw, Tom Podraski, John Foff, Frank Kane, Ruth Burke, Mary Fran K. Guest: Atty Chris Farrell

Discussion with Attorney Chris Farrell on Zoning Regulation Variance brought to Jefferson township by a moosic lake member for a property on West Shore drive.

JT Zoning board has granted a variance request. Attorney Chris Farrell has reviewed it and discussed how MLC property Deed Restrictions and Covenants and MLC approved Bylaws/Rules and Regs would impact this property situation. Important to know the 'Chain of title' for the property to research the exact details.

A motion was made to allow Attorney Chris Farrell to hire Dave Durkovic, recommended by Chris Farrell, to research the Deed in question. All in Favor, Yes.

A motion was made for Attorney Chris Farrell to draft a letter to the member, to stop all work until they can prove they are meeting all Deed covenants and restrictions. All in favor, Yes.

A motion was made to email the property owner to provide whatever version of the original deed he may have.

Discussed contacting Chris Luciani to ask if he has current survey of his property, and request he provide the information or allow the club to mark that property line with a string/line.

Lavis Issue – discussion on the state of current proposed transaction.

Glenn proposal – discussion on the state of Non-Profit – EIN Fun – Scranton Area Foundation . Survey has been completed.

Agenda:

Financials –

A motion to write off #300 Judy Sheatzel – All in Favor Yes.

Land and Lakes

Tom requested to be moved to Roads committee –

Environmental

We discussed asking Farnham about matching services on Annual testing done by ACE, and for a quote Roads.

Discussion on Snow removal contract – w/vendor Wilmont. It was suggested that Tom P would take a look at the contract specs.

Condition of Trolley Lane is currently pretty torn up.

S-Turn project update – reviewed the current state, dispute of billed hours. Permit is the next phase needed. But no response from vendor until dispute is resolved.

Security/Misc

Bulletin board – working on updated graphics

Generator – table for 2024 budget

Updated entry signs – the board discussed our thoughts on the design and ruth will contact Mari Rafalko who is working with Gibbs Connor/sign painter./resident.

Lifeguards – for 2024 perhaps we would review days/hours when lifeguards are on duty. Will review with Alison McHale for use records and budget considerations.

Suggestion made by Ruth Burke that the Club switch trash vendor to Eastern, and the board will look into this change to be in line with moving towards one vendor for the lake.

Meeting adjourned aprox 8:45pm

Next Board Meeting will be on December 12<sup>th</sup>, 2023 at 6:00pm