



POCONO MOUNTAIN LAKE FOREST

Dear Residents:

November 2019

It's not our style to resort to name calling or bashing prior management of the community, but when bullies start taking punches, there is only so much one can take. The difference between them and us is that we tell the truth and truth shows in the evidence. It's been a year since your Interim Board of Director's was voted in and stepped up to help. Although far from a smooth ride, we managed to keep the community operating despite limited resources inherited and the lack of record keeping, community computers, and access to the community's accounts

Many received a letter from Mr. Floss claiming he is the Board of Directors and demanding your dues money be sent to him. Let's talk facts. Mr. Floss is not and never was president. He was appointed to the board, then helped to run an election in which a sizable number of voting-eligible members did not receive a ballot which occurred three times; apparently they kept playing with things until they got the results they wanted. He was voted out not only initially but two more times in official association meetings. Votes he ignored. Why? The owners of more than 200 lots signed a petition for a special meeting to vote on removing him, which was denied because he claimed the reason for the meeting was not specific. How much more specific can you get than "to vote on removing"? *He got away with all this because the Pike County DA refuses to do anything for HOA's in this county.*

Don't believe Mr. Floss's rhetoric that this GMM meeting even came close to compliance with our Bylaws since the main purpose of a GMM is to report to all of us our financial, administrative, legal and future plans for the community. NONE of which was presented to the quorum of residents present. Yes the State Police came because Mr. Floss called them in but after witnessing and hearing and reviewing official documents told the residents stay since *'this is your amenity'*. We ask you this: "Why would anyone begin a GMM with a threat of a \$1,000 fine if a resident raise their hand or makes a sound?" Truth is: prior administration stalked off angrily without giving any information not closing the GMM because several residents raised their hands to ask a question. It was residents that continued the GMM and voted in a new board and took actions. The By Laws **are clear** on the purpose and scope of a GMM meeting: ALL BUSINESS MUST BE CONCLUDED before closure of a GMM

Let's talk to violations of his legally specified fiduciary duties. He abandoned record keeping, so we don't know who owns some lots, and the registered owners of some lots are unreachable. No one knows how all of our dues money was spent. All we know is that it disappeared and we got very little benefit from it. Why weren't we told only \$2,100 was left in our coffers and that there is a \$100,000 debt that had to be repaid to Dime Bank (the monthly payments are in arrear for over a year). He allowed roads to degrade even further; he failed to do routine maintenance on the pool, resulting in damage that will cause thousands of dollars to fix. He didn't pay the people hired to do snow removal resulting in a situation where, during the biggest snow storm in

decades people could not get out for days. He claimed he paid a snow contractor last year when in reality there were not enough funds to do so and we the residents and IBOD developed plans to do the best possible with limited funds. The IBOD has a contract for snow removal in place for this season. Are you aware our community truck is on a repo list for over \$10,000 in arrears (*this truck is now secured in garage*). The only authorized users listed on the loan are Mr. Anders, Mr. Falcon, and Mr. Floss and because of this we were unable to pay any payments for the truck. The gate arms were removed because the cable and programming were not working properly from the day they were installed. Residents were being blocked from entering causing problems and safety concerns. They will be reinstalled when we are able to have the units fixed.

The IBOD has begun reorganization restoring defunct committees. Besides the Oversight Committee, Road & Maintenance Committee, Recreation Committee and Bylaws Committee, we also established a Beautification Committee that held two big clean up days with great results. Residents volunteered to cut the grass and weed-whack all summer long to help with expenses with no complaints. **A big thank you goes out to all that helped!** Repairs are approved on the clubhouse deck and stairs and will be done ASAP. A new fence was installed to secure our maintenance yard also.

We managed to survive the last 12 months, thanks to the huge efforts of many lot owners who volunteered their time, effort and money to get some things done. These people have earned the thanks they so richly deserve but we have only touched the surface of fixing all the harm that has been done. The Interim Board of Directors urges you do not send any dues to Mr. Floss. We have seen the results of his control over the association checkbook. If you are wary about the result of the current injunction Mr. Floss has brought put it into an escrow or at least a separate account which will show your good intent until the judges' decision is posted.

Let's concentrate on how we get out of the mess we inherited and on how we can fix the roads and the pool and return PMLF to a pleasant and livable community. Our goal is honesty and full transparency of Board operations holding monthly meetings and workshop since last November. Residents are happy to once again have open discussion meetings. Board minutes, news, articles etc. are posted on our website, sent to our email distribution list (office@pmlfcommunity.com) and can also be accessed on our newly created website <https://www.pmlfcommunity.com>. Questions or messages can be left on a new phone number set up for our residents.

We know the challenges facing us and are taking the responsible steps toward fixing them. We have been honest and transparent on the condition of our community and that being said, the GMM is set for December 8, 2019 at the clubhouse where we will fully explore various budgets developed and attached for your review and comments. Let's bring a stop to the mismanagement of the past and become knowledgeable about what is happening in our community.

THANK YOU FOR YOUR CONTINUED SUPPORT