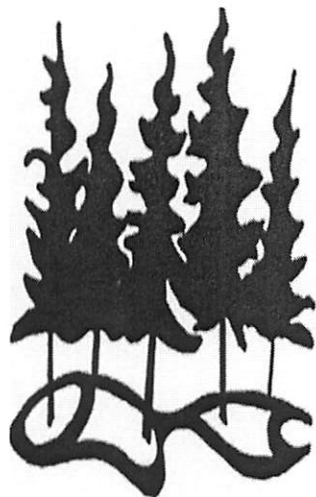


October, 2021



# POCONO MOUNTAIN LAKE FOREST

## *SPECIAL GENERAL MEMBERSHIP MEETING*

*SATURDAY, JANUARY 15, 2022 10:00 AM*

**FOR THE ANNOUNCEMENT OF ELECTION RESULTS**

Dear Members:

After some delay, and as a result of the careful consideration of the Pike County Court of Common Pleas, the Court has ordered a special election to be conducted under its supervision.

The July 9, 2021, Order allows all property owners to cast a vote, regardless of standing, for this one election only.

Short resumes of all candidates are included in this newsletter for your review to help when making your decisions in casting your votes.

An **OFFICIAL BALLOT**, listing all candidates in alphabetical order, is also enclosed.

Please vote for **NO MORE THAN FIVE (5) CANDIDATES**. Please carefully mark your choices clearly with an "X".

**Use of unofficial ballots, marks for more than five candidates, making any (other) marks or comments, etc. WILL NULLIFY YOUR BALLOT.**

After clearly marking your choices, place your ballot in the **BALLOT ENVELOPE** and seal it. Next, place your sealed **BALLOT ENVELOPE** into the preaddressed, stamped mailing envelope and securely seal it. **Complete your name, address and lot number in the return address portion before mailing it.**

### **ONLY OFFICIAL BALLOTS WILL BE ACCEPTED**

ALL OFFICIAL BALLOTS will be received and counted by approved neutral party Eric L. Hamill, Esquire, 501 Broad Street, Milford, PA 18337.

**ALL OFFICIAL BALLOTS MUST BE RECEIVED BY ATTORNEY HAMILL'S OFFICE BY NO LATER THAN DECEMBER 31, 2021. BALLOTS RECEIVED AFTER THAT DATE WILL NOT BE COUNTED.**

**As noted above, a special general membership meeting will be held on Saturday, January 15, 2022, at 10:00 AM for the specific purpose of announcing the official results of this election.**

Your vote is extremely important! It is the hope and desire of all involved that this special, Court-directed election will help our Community to begin to heal and to move forward together.

Adoption of a new budget and any other administrative issues will be addressed and presented to you once the newly elected board is installed.

**This is your Community, and every member has the power to help in moving it forward.**

For your kind consideration, each of the candidates has submitted a short resume:

## **THE CANDIDATES**

**ANTHONY DESERTO: 208 Fox Road, Lot 204:** After becoming a PMLFCA Homeowner in February 2018, I quickly became aware of its troubling history and the many problems facing this beautiful community that I now have an invested interest in. I see a community with passion and dedicated volunteer efforts trying to keep things afloat in the most challenging circumstances. I bring to the table organizational skills, the patience to listen and weigh options respectfully before spending hard-earned money. I work calmly under pressure after years of serving as an Advanced First Aider and driver for the Goshen Volunteer Ambulance Corps. I am committed to full transparency, clear communication, and accountability between the BOD & Association Members it serves. With friends and relatives in fields like highway/road maintenance and automotive, I have access to many outside opinions on subjects that affect the community and its amenities. My goal will be to achieve stability; I ask for your vote.

**JAMES ANTHONY FALCONE: 187 Mahogany Drive, Lot 799:** My name is James Falcone. Most property owners will remember me from when I served on the board several years ago: First as a director, then as Vice President, and ultimately elected as President. I was very proud to serve and contribute to the betterment of our community. I stepped away in 2016 due to health reasons. I am now healthy and ready to serve the membership once again. Therefore, I am "throwing my hat in the ring," and asking for your vote. I hope others will also step up, and help get our property values on an upswing again. We can again be one of the most desirable communities in the Poconos. Thank You and God Bless.

**LARRY FLOSS: 237 Fox Road, Lot 488:** My name is Larry Floss and I have lived in this community for six years. I am looking forward to starting work on the much needed extensive road plan my administration developed. Other projects are also on our radar, such as having working gates once again to ensure the safety of our members and their loved ones. As a fellow property owner here, I feel we all need to unite and work together to make this community one that everyone would be proud to call home. It truly is time to move forward and transform our community into what it once was. I was told that at one time this was one of the most desirable communities in this area. If we all work together, I know that we can make it happen. So let's all unite and work together for the good of our beautiful community.

**JOSEPH GRIGER: 113 Willow Dell Drive, Lot 879:** I have been a member of PMLFCA for 33 years with my family. Many years ago, I was a PMLF volunteer as a board member, president, vice-president and sub-board liaison positions (maintenance, road, building), etc. I have knowledge of the gates, roads, financials, construction and all facets of community operations. I would like to try to restore the great things that we use to have here in the distant past and improve on other things. This use to be a financially stable and beautiful place to live, raise a family and enjoy friends/neighbors and community events. Many members miss that and many members want to live in a community like that. Let's ALL work together to make OUR community financially stable and beautiful again.

**RITA MACINTOSH: 165 Mahogany Drive, Lot 792:** My name is Rita Macintosh, and my husband George and our 4 children live in this beautiful neighborhood. I'm a Certified Nurse Midwife, with a MSN and a MBA, I serve on the Board at Ocean Partnership for children, and have served on other Boards over the years. I love nature and I really like to ride my Harley when it is nice outside, so you can only imagine how disappointed I was when I saw the roads in this community. It is almost impossible to ride a Motorcycle. I will not make any promises, like vote for me and I will get everything done by the end of the year, no but I will promise you that, that I will try my hardest to get this beautiful place back to his old glory If you think that I can be an asset to this Board please vote for me.

**SAM MALL: 131 Seneca Trail, Lot 921:** I have lived in PMLFCA for over twenty years. I served as a Director, and a few terms as President. I stepped away to concentrate on responsibilities at church, and after a few years I was approached to rejoin the Board. As Treasurer, I helped uncover financial irregularities that later resulted in two prosecutions (one is still under investigation by the DA). I helped develop plans to address our crumbling infrastructure without crushing members under dues increases. I look forward to moving on them, improving quality of life and real estate. I've been a paralegal for 25 years. I can do many legal tasks in-house for free, saving money. I believe PMLFCA can be healed. I'm my own man, capable of making my own decisions. I meet everyone on equal footing, refusing to let gossip or rumor dictate my judgment. If that's you too, let's get moving forward together.

**CHERYL SCHWEIKER: 144 Raccoon Road, Lot 347:** I have been a resident of PMLF for over 13 years. My purpose to volunteer for the Board of Directors is to help serve our community and try to make a difference in how the community has operated. I would like to see more transparency in community affairs to ensure the membership is aware of how their dues money is being spent. I believe in open meetings where members have the right to ask questions and have their voices heard. I feel my knowledge as a licensed architect and working in the field of construction can be beneficial by using my professional experiences and skills for the betterment of PMLF. I have knowledge of managing projects, negotiating contracts, and dealing with vendors. In addition, to help encourage more involvement by the members of PMLF, I would like to organize and support more family events and other social gatherings to bring back that sense of community we are lacking. We have a long way to go, and much work is needed to help bring our community back to what it once was and I believe we can achieve this by working together)

**JOHN SWIFT: 235 Fox Road, Lot 487:** My Education consists of Business Management and Technical Credits (Accounting, Computer Science) at Upsala, Rockland and Westchester Community Colleges together with a number of specialties in Nondestructive testing and Quality Green belt problem solving techniques. Former Firefighter/EMT Haverstraw, Westfall Township and Port Jervis Ambulance. Active in BOD Community Association. Presently a Site Manager for Rail Car Manufacturer (PATH & NYCT-R142, R143 programs), between contracts Facility maintenance and renovation Supervisor. Formerly Aerospace manufacturing/Quality Engineer BF Goodrich, Morristown and Allied Signal, Teterboro NJ. I seek to continue to work with the Board to improve the quality of life for the membership, restoring the positive outlook and amenities to the community, all in a fiscally sound, transparent and cooperative manner. Improvements utilizing an outline of priorities, a forensic audit to determine how resources were wasted over the past 10 years with hope of recovery and to avoid doing it again.

**JANET WEXLER: 262 Fox Road, Lot 506:** I am running for PMLF Board of Directors because I care very much about this Community. I'm committed to bringing its standards up to where we deserve them to be. I studied Interior Design and Space Planning and established my own interior design and planning firm in 1969. I managed this firm for 47 years.. This background will be an advantage to community planning and decisions to be made. Having worked on the most recent BOD I'm confident I will make improvements and to be responsible, accountable and transparent.

I'll work to make the improvements not adequately addressed in the past, make certain our dues are handled responsibly, make substantial changes from the past, encourage more Members to volunteer on committees so our Community is safer, more beautiful, and provide us an increase in the value of our properties.

**LINDA M. WHITE: 110 Center Road, Lot 661:** Having served PMLF on the IBOD since 2018, I know first-hand the difficult task restoring PMLF to its former glory and immediately implemented positive changes:

- Managed snow plowing needs with limited funds
- Restored relationships with past vendors
- Opened Board meetings to allow resident participation
- Returned "*full transparency*" in all board operations
- Re-established capital improvement trust account
- Developed roadway master plan
- Opened communication thru new website, newsletters and email distribution
- Created community events (holidays/ice cream parties/garage sale)
- Developed concept of 3 gate 'leaders' overseeing road issues
- Redrafted By Laws
- Professionalized financial record keeping and budget based on realistic costs
- Reviewed grants available. I will continue promoting professional management and to hiring a management company in the future. We need to be proud to call PMLF home again. I need your vote to make that happen in this upcoming election. Thank You.