

**Public Meeting Minutes (Wednesday, May 25, 2022 – 6:30pm-7:30pm)**

**Attendees (Restaurant):** David Davis, Traci Aita, Kevin Ferra, Jeffrey Poth, Cody Hess & Karen Amici. Lena Fowler participated in Executive Session via conference call. Jacob Meyer was absent.

**President's Report (Dave Davis):**

- Approved April 27, 2022 Board Meeting Minutes.
- Reviewed April 2022 Pre-Audit Financials.
- Addressed Lake Access Rights for Deep Wood Lakes/Seth Maurer- complaint filed. Deep Wood Lakes sold his property to Blooming Dreams Development. Revised complaint will be filed.
- Discussed the 2022-2024 Swale/Paving project. American Asphalt was awarded the bid. Work to begin late June/July.
- Discussed the 2022 Dam Review Engineering Proposal- DEP timeline remains unchanged. On target to submit plans to DEP in September 2022.
- Discussed the Significant Increase in Insurance Coverage. The Association currently has zero open claims. Administration is pursuing insurance options. The goal for the Association is to have zero claims filed for 2022.
- The 2021 Audit is complete. The Board approved the final audit report. Report will be released to the ownership by May 27<sup>th</sup> via the website.
- Main Entrance Reconfiguration Study- tabled due to financial considerations
- Emergency Exit- Association is still looking for alternative routes
- Acknowledged the passing of Arlene Costello, a dedicated BMLA Volunteer for many years.

**Department Reports (Highlights):**

- **Restaurant**
  - Restaurant sales continue to trend up compared to 2021. \$2500 loss in April is the lowest in past 5 years. Inventory and costs remain an issue. The UPSERVE POS inventory system will be live in May.
  - Split beer providers to ensure we are getting best pricing.
- **Maintenance**
  - Wet slips were installed and have power.
  - Campground bathrooms have been cleaned and stocked.
  - Boat launch area has been cleaned up and repainted.
  - Parking lot pole painting and decking projects have been scheduled.
- **ACC/Security Code Enforcement (Karen Amici)**
  - Code Enforcement has seen better compliance with commercial vehicles and cars parking 3 ft from the road.
  - Main area of focus right now is grass cutting and swale maintenance.
  - Karen reviewed permits granted and citations issued in May.

- **Recreation (Karen Amici)**
  - Recreation has hired for the following positions for the Summer season: lifeguard, boat renter, snack shack and card check. Recreation is looking for another lifeguard with certifications. Applications can be picked up in the Recreation Department.
  - Kids camp activity box pickup will begin on Monday, June 20<sup>th</sup>. Sign-up your kids for the boxes in the Recreation Department.
  - 2022 boat stickers are available at a cost of \$15. All watercraft MUST have a 2022 boat sticker.
  - May kids craft went well. June craft is tie-dye and is scheduled for June 12<sup>th</sup>.
  - Reminder- anyone accessing the pool MUST shower before entering.
  - 2022 beach tags are available for pickup in the Admin Office. You must have your tag or 2022 membership card to use the beach. No exceptions.
  - Fishing derby was a great success!

#### **Committee Reports (Highlights):**

- **Advisory (Dave Davis on behalf of Chris Blazic)**
  - Reviewed Board's response to Short Term Rental Policy draft. Board is working on a comprehensive STR policy.
  - Discussed issues related to STRs.
  - Request guidance regarding Covenant's renewal date prior to May 2025.
- **Appeals (Blanche Kania)**
  - Committee held 2 hearings, scheduled 2 hearings and 1 is pending review.
- **Finance (Jeff Poth on behalf of Kevin Walsh)**
  - Committee did not meet due to illness. Next meeting is 6/22/22.
  - **Public Safety (Michael Kloton)**
    - Due to liability and legal issues, there will be no authorized Community Watch.
    - There are still issues with guests not stopping at the gate and picking up their passes. Also, there is inconsistency with the guards not asking for owner account numbers.
    - The Committee is considering another resident survey.
    - The Committee is working with the PA State Police regarding security issues.
- **Volunteer (Blanche Kania)**
  - Strawberry Social scheduled for June 4<sup>th</sup>
  - Committee assisted with Kids Fishing Derby.
  - Committee will be focusing on flower beds for the Summer months.
- **Restaurant (Joel Sokol)**
  - No report.

**Questions/Comments from Residents (approximately 20 individuals):**

- An owner asked when the road work including pothole patching and AQUA work will be done. BML swale/ roadwork end of June/July. AQUA work June-July. American Asphalt will also be doing pothole patching.
- An owner commented that kids continue to dive off the boat docks. Administration will monitor the cameras. One group has already been spoken to regarding this issue. Beach Rules will be published and handed out to residents using the beach.
- An owner commented that there are still issues with the power going to the docks. Equipment needed to be ordered to resolve the issues.
- An owner commented that the Kids Fishing Derby was great! Same owner also commented that there are no stop signs at the end of the parking lots. The GM is looking into placing stop signs there.
- An owner commented that she emailed in a visitor on Saturday for a Monday pass and there was no pass at the gate.
- An owner asked about the boat that is docked on the opposite side of the lake with no sticker, etc. but a BML resident can't do it. This issue is involved in litigation and the Board is following the advice of Legal Counsel.
- An owner commented that the Board is not telling the ownership what is being spent. Owners are paying dues and have idea what is being spent. The GM will start releasing the capital list with the financials beginning in June. This will also include a list of all signed contracts.
- An owner asked if we are going to do gypsy moth spraying. Gypsy moth spraying is not warranted this year per the county.
- An owner commented that she guns being fired at the archery range. The GM will move the NO SHOOTING sign so that it can be clearly visible.
- An owner commented regarding the unsafe steps at the entrance of the Restaurant. The GM is aware.
- An owner commented that a lot of ATVs are driving around. An email will be sent our reminding residents regarding these vehicles.
- An owner commented that the Adirondack chairs in the courtyard don't appear to be very sturdy.

**FINANCE REPORT APRIL 2022 YTD  
PRE-AUDIT**

**DUES COLLECTION: 90% OF BILLED. (88% at this time In 2021)**

**NON-OP INCOME: \$636K WHICH IS \$68K OVER BUDGET**

**INCLUDES: Membership Dues, Quail Hollow Reimbursement, Misc. Income, Late Fees, Interest Income, Resale Certificates, ACC Filings, CEO & ACC Fines \$ Fees, Rental Fee Income, Garbage Fees, and Over/Short.**

**NOTE - Collections Income is not included in this number.**

**NON-OP EXPENSE: \$358.8K WHICH IS \$106.8K OVER BUDGET**

**INCLUDES: Unrestricted Reserve Fund, Garbage Expense, Lake/Dam/Spillway Reserve Acct, Reserve Fund, Building Replacement Fund, Property & Liability Insurance, D&O Insurance, Dam Insurance, Interest Expense, Bad Debt, and Dock ROI to Capital.**

**NOTE- Collection Inc to Reserve Fund and Depreciation Expense are not included in this number.**

**NET DEPARTMENTAL EXPENSE/(INCOME): \$289.2K WHICH IS \$21.3K UNDER BUDGET**

		Y.T.D.	Y.T.D TO BUDGET
<b>INCLUDES:</b>	<b>Administration:</b>	\$76.7K	\$1K Under Budget
	<b>Clubhouse:</b>	\$42.8K	\$1.2K Over Budget
	<b>Recreation:</b>	\$5.9K I	\$4.7K I Over Budget
	<b>Maintenance:</b>	\$46.5K	\$6K Over Budget
	<b>Security:</b>	\$69.4K	\$5.4K Over Budget
	<b>Campground:</b>	\$16.5K I	\$13.5K I Over Budget
	<b>Food &amp; Beverage:</b>	\$20.1K L	\$3.1K L Under Budget
	<b>Road Maintenance:</b>	\$55.9K	\$12.6K Under Budget

**TRANSFER FEE INCOME: \$.6K WHICH IS \$3.9K UNDER BUDGET**

**THE BOTTOM LINE EXCLUDING THE ABOVE MENTIONED ACCOUNTS IS A NET INCOME OF:**

**ACTUAL - \$ .7K                      PLAN - \$ 20.8K**

<b>CASH IN THE BANK:</b>		
<b>OPERATING FUNDS</b>	\$697,837	(OP SAVINGS & CHECKING, PETTY CASH)
<b>CAPITAL FUNDS</b>	\$388,773	(LONG AND SHORT TERM CAPITAL)
<b>RESTRICTED FUNDS</b>	\$439,318	(SPILLWAY, BUILDING REPLACEMENT)
<b>TOTAL</b>	<b>\$1,525,928</b>	<b>TOTAL APR 2021 \$1,554,217</b>