

11/29/2023

BMLA Board of Directors

Public Meeting Minutes (Wednesday, November 29, 2023- 6:30pm-7:30pm)

Attendees: Cody Hess, Traci Aita, Jeffrey Poth, Jacob Meyer & Karen Amici

Participated Executive Session Only: Lena Fowler, Kevin Ferra, Christopher Blazic & Atty James Brando

Secretary/Treasurer Report (Jeffrey Poth):

- Approved the October 25,2023 Executive Board Meeting Minutes.
- Approved the October 2023 Financials. The Finance Committee reviewed the October 2023 Financials and found them to be in order. The Committee also reviewed the draft of the 2024 proposed budget.

President's Report (Jeffrey Poth):

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Blooming Dreams appealed the Court of Common Pleas ruling in our favor to the Superior Court of PA. The Court gave them until 12/1 to file a docketing statement or the case will be dismissed.
- Dam Remediation- Waiting on cost estimates for the option selected- BMLA should have them within a week or two. Peters is also researching grants for the dam remediation.
- 2024 Proposed Budget: The Board approved for release to the ownership for the 30 day review period the proposed 2024 budget- 2024 Dues proposed at \$1050 and garbage will be \$97/quarter.
- **Department Reports- Manager Reports (Cody Hess)**
- **Restaurant**
- Sales for October finished at \$26K. Total loss for the Restaurant is currently \$4.5K better than the YTD budgeted loss.
- **Maintenance**
- The basketball court will soon be filled with water to setup the ice skating rink for the Winter.
- Maintenance will replace the old gym carpet with new rubber matting this Winter.
- Maintenance has repainted the Admin. Deck and will take out the remaining rotting portions. Cleanup will complete in the Spring.
- **Public Safety**
- Speeding continues to be the focus for Roving Patrol.
- The Board has approved and purchased speed enforcement cameras that will be installed to reduce speeding and cite offenders.
- The Board has recently selected St. Moritz as the new Security contractor and will take over Security on 12/21/23 at midnight.
- **Code Enforcement**
- Code enforcement is currently focusing on leaves in swales, abandoned vehicle policy and untidy policies.

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- **Recreation (Karen Amici)**
- All boats were removed from the Association docks by the end of October. Deposit refunds will be issued the week of 12/4.
- November's kids activity went well. The December activity is scheduled for 12/10. Sign-Up in Recreation.
- The Rec Department sponsored the Spooky House Decorating Contest. Congratulations to the winning families!
- The Rec Department is sponsoring the Holiday House Decorating Contest. Details to follow.
- The Christmas tree lighting is his Saturday, December 2nd in the community room. Santa will be stopping by visit and take pictures with the children.
- The Toys For Tots box is located in the Recreation lobby. The Giving Tree is also in Recreation. Please stop by to pickup a tag or two to provide Christmas gifts for needy children or to drop off unwrapped toys.
- **ACC (Karen Amici)**
- Karen reported on the activity of the ACC, CEO and Security for the month of November.
- **Committee Reports (Highlights):**
- **Advisory (John Woodring)**
- The Committee is reviewing the practices of the CEO to ensure safety and policies are followed.
- The Committee met once in the month of November.
- **Appeals (Blanche Kania)**
- The Committee has 2 appeals scheduled in November and 2 scheduled for January.
- **Finance (Tina Evans)**
- The Committee reviewed the October 2023 Financials and found them to be in order. The Committee also began reviewing the 2024 proposed budget and concurs with the recommended increases.
- **Public Safety (David Wright)**
- The Committee Facebook Community Watch page has been approved by the Board. So far 239 residents have been approved for the page.
- The Committee is researching Fire Protection Safety notices to the community.
- The Committee is researching part-time staffing the Security gate with volunteers to assist in busy time periods.
- The Committee gave the Board and Admin policy recommendations for review.
- The Committee is researching new technology for ID scanning.
- The Committee would like to meet with St. Mortiz Security once they take over the account.
- **Volunteer Committee (Blanche Kania)**
- The Committee will be decorating the Christmas Tree on 12/1/23.
- The Committee will be hosting the Christmas Tree lighting event with Santa on Saturday, December 2nd. Details to follow.

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- The Committee has established an annual scholarship for a graduating Senior. The scholarship will be based on Community Service in BML and GPA. The Committee will submit the scholarship documents to Admin for review. The Committee will be fundraising to boost the amount of the scholarship.

Questions/Comments from Residents:

- An owner is concerned that QHV will become Section 8 housing. Jake Meyer , President of QHV indicated that QHV is not going to become Section 8 housing. There will be a financial impact of the changes at QHV.
- An owner asked why we selected St. Mortiz for Security. The Board interviewed 3 companies and selected St Moritz based on several factors. St. Moritz has full and only authority to hire their staff. St. Moritz will also absorb the last year of the 3 year car lease.
- An owner asked if the DEP approved our option for the dam remediation. The DEP approved the option.
- An owner asked if QHV will be getting the 10% dues increase as well. Yes, for whatever units will be assessed.