

4/24/2024

BMLA Board of Directors

Public Meeting Minutes (Wednesday, April 24, 2024- 6:30pm-7:30pm)

Attendees: Traci Aita, Jeffrey Poth, Chris Blazic & Karen Amici

Participated Executive Session Only: Lena Fowler, Kevin Ferra, Jacob Meyer & Atty Joseph Baranko

Secretary/Treasurer Report (Christopher Blazic):

- Approved the March 27, 2024 Board Meeting Minutes.
- Reviewed the March 2024 Financials. The financials from December 2023 and forward cannot be approved until the 2023 audit is completed. The Finance Committee reviewed the March 2024 financials and found them to be in order.

President's Report (Jeffrey Poth):

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Date for oral argument in the PA Superior Court is May 21, 2024.
- Dam Remediation- Estimated cost for the dam remediation is \$4.2 million dollars including Engineering costs. BMLA is going to pursue every available grant to fund the project. BMLA will be meeting with state representatives on May 2, 2024 to gain support for the project. BMLA is hoping to fully fund the project with grants, however, if not fully funded, the owners will be required to contribute the difference. BML will be giving a presentation of the project during the May 2024 Public Meeting.
- **Department Reports- Manager Reports (Karen Amici)**
- **Restaurant**
- March's sales were \$3K over budget. The net loss for the Restaurant for March is \$7.8K which is \$3.3K more than budgeted.
- The Restaurant is hiring Bartenders. Please apply in the Restaurant.
- **Maintenance**
- Maintenance installed silt socks and created a barrier to prevent water from going across the campground road and into the campground.
- Maintenance relocated the boat trailer storage area from the Debbie Dr. lot to the old archery range.
- Maintenance will have the campground and wet slips ready for opening by the end of April.
- **Public Safety**
- Cars running the gate are currently the main focus for Security.
- The flock cameras were replaced due to damage from the power surge. The system is back up and running.
- Roving patrol is focusing on stop sign violations and school bus stops.
- BML purchased the ABDI software to automate the speed camera ticket operation.
- Additional signs have been ordered at the request of the Public Safety Committee.

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- **Code Enforcement**
- Code enforcement is currently focusing on abandoned vehicles and untidy properties.
- A friendly reminder that 2023 vehicle stickers have expired and code enforcement will begin to issue citations for any violations.

- **Recreation (Karen Amici)**
- Work is continuing on building the new dry dock racks.
- 2023 membership cards will no longer be accepted. You must have a 2024 membership card to use the amenities.
- All wet slip payments have been received. Nobody turned in a slip this year.
- 2024 boat stickers are available for sale in the Rec Department. Cost is \$25 per sticker.
- The boat trailer storage area has been relocated to the old archery range location.
- BML discontinued boat rentals due to insurance liability issues and cost.
- **ACC (Karen Amici)**
- Karen reported on the activity of the ACC, CEO and Security for the month of April.
- **Committee Reports (Highlights):**
- **Advisory (John Woodring)**
- The Committee thanks Admin for posting the Hot Topics for the month.
- The Committee will meet once a month. Next meeting is 5/20/24.
- **Appeals (Karen Amici)**
- The Committee has appeals scheduled for April, May and June.
- **Finance (Karen Amici)**
- The Committee reviewed the March 2024 Pre-Audit Financials and found them to be in order.
- **Public Safety (Dave Wright)**
- The Committee reviewed signage in the development and submitted their recommendations to the Board and GM.
- The Committee will be meeting with the GM and with St. Mortiz Management on 5/7/24.
- The Committee is assisting the GM with securing the clubhouse and modernizing access options.
- **Volunteer Committee (Karen Amici)**
- The Committee is working on raising funds for the Arlene Costello Memorial Scholarship. The informational meeting is 4/27/24 for parents and grandparents.

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Questions/Comments from Residents:

- An owner asked about the grants that we will be applying for. Karen Amici explained the grant app process.
- An owner commented that there is an issue with the election for the 117th district. The Representative may change, based on the outcome.
- An owner commented about the QHV truck still being driven on BML roads.
- An owner asked about the speed camera violation process. Karen Amici explained how it works and how the automation software will make it easier.
- Several owners commented about issues with the guards not requesting all information when calling in a guest, etc. Karen Amici will review with St. Moritz Management.

**FINANCE REPORT APRIL 2024 YTD
PRE-AUDIT**

DUES COLLECTION:91% OF BILLED.	(85% at this time in 2023)
NON-OP INCOME: \$766K WHICH IS \$92K 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: \$409.4K WHICH IS \$12.2K 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): \$350.3K WHICH IS \$34K OVER BUDGET			
INCLUDES:		Y.T.D.	Y.T.D TO BUDGET
	Administration:	\$90K	\$3.2K Under Budget
	Clubhouse:	\$50.5K	\$4.8K Over Budget
	Recreation:	\$9.2K I	\$4K I Over Budget
	Maintenance:	\$57.8K	\$7.8K Over Budget
	Security:	\$74K	\$8.5K Over Budget
	Campground:	\$13K I	\$6.8K L Under Budget
	Food & Beverage:	\$34.5K L	\$13.5K L Over Budget
	Road Maintenance:	\$65.8K	\$201 Under Budget

TRANSFER FEE INCOME: \$1950 WHICH IS \$1550 Under Budget

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

ACTUAL \$12K PLAN - \$28K

CASH IN THE BANK:		
OPERATING FUNDS	\$711,253	(OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$537,672	(LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$358,017	(SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,606,942	TOTAL APR 2023 \$1,415,844

**Beech Mountain Lakes Association
Monthly Capital Account Breakdown
May 27, 2024**

Capital: \$ 434,939.16
Short-Term Capital: \$ 78,957.72
Projected Transfer Fee Income: \$24,000.00
Projected Past Dues Collection: \$7,500.00
Dock Roll To Capital Income: \$16,751.00

Total Capital: \$ 562147.88

Pending Completion Projects:

- **Joseph Silkowski Restaurant Deck Repair Balance \$980 (\$4480)**
- **Joseph Silkowski Deck Bar Replacement: Balance \$2400 (\$6900)**
- **2024 Swale Project- \$153009.00 + \$10784.00 Change Order (1)**

Capital Balance: \$394974.88
Capital Reserves to start 2025: -\$150,000.00

Projected Remaining Capital Balance: \$244,974.88

2024 Completed and Funded Capital Expenses:

- **American Paper-Restaurant Equipment (bar cooler, panini press): \$3,522.05**
- **American Paper-Restaurant Equipment (sandwich cooler): \$2089.67**
- **Mayo Striping: \$5336.50**
- **ABDI Citation Automation Software: \$5840.00**