

Collings Lakes Civic Association

General Meeting Minutes

Monday June 3, 2024

Call to Order

The meeting starts with Donna asking everyone to stand for the pledge for allegiance.

Roll Call of Officers and the Committee Chairpersons

Donna Sutts (Here), Lynn Veneziale (Here), Carol Weldon (Here), Steve Slimm (Absent) Don Saunders (Here), Beth Anderson (Here), Keegan Smith (Here)

First Orders of Business

Donna allows Beth Grasso to take the seat and address the members of the CLCA on the pressing dam matters.

Dam Updates and Concerns with Beth Grasso

Progress since the last meeting, are the 2 outstanding issues. First is the bypass pipes and the second is the extension of the articulated block and concrete. We have gone over a lot of issues with Zack from Dam safety since our last meeting. Today we submitted the concept for approval. This concept includes taking as much of the pipes out as we can and leaving 3 and half segments of each pipe in place. Geotechnical tests were taken, and we have determined that we have increased the factor of safety by more than 2 and a half times. This means the part of the dam that the pipes will be 3 times as strong.

Unknown member asking unclear questions and Beth Grasso answers about means and methods and how the pipes went from temporary in the original plans to now being permanent.

Until the pipe was identified as a permanent pipe it didn't have to be removed. This is where the issue lays.

Unclear chatter resulting in Beth Grasso getting firm that We (members of the CLCA) as an association don't need to point fingers that the CLCA will not be paying for the remediation of the pipes. She stresses that she would like to fully explain the plan and then she will take questions. She asked we go one at a time so we can have our questions recorded.

Beth Grasso continues that after speaking with Zack from dam safety today that he is still requiring more calculations that back up the report.

Unknown member ask unknown questions and Beth Grasso responds with that is on the contractor. The cost of back filling those pipes and putting the sheeting is on the contractor.

Donna Sutts President “When this board reviews a bill how will we know that we are not paying for that? Are we leaving that to you (Beth) or to Steve Zueli to exclude?”

Beth Grasso “Both, but if it says sheeting then don’t pay for sheeting. This is different and not included in the original proposal, so he is eating this cost.”

Beth Grasso talks about some changes to the extension of the overtopping protection.

We must extend a portion down to the waterline. The best suggestion was to use concrete to extend. Those plans will be submitted to the DEP and everyone on the board will be copied. The survey did not account for the changes in the land and therefore some adjustments must be done. It had been since 2015 since the surveys were done so the land looks different. This part unfortunately will be at the cost of the CLCA.

There will be a proposal coming from Steve Zeuli on what that will look like and this is Dam Safety that is asking for this addition.

Beth Grasso states that the crack in the wall will be corrected when the contractor comes back to finish the work. This too is not the cost of the association. Beth explains there are many reasons that could cause the cracks it may or may not have been due to vibrations.

The punch list will be made after these issues are completed and another walk through is done.

Beth Grasso opens the floor for questions.

Donald Watson states he has been to many meetings and feels he has heard the same things. He states things are going very slow and is disappointed because the job has been paid for and the job is not complete. Mr. Watson asked how much time realistically are we looking for this to be complete?

Beth Grasso first dam started in 2019 and finished in 2021. She explains the process of getting these things complete. She shares compassions with residents about wanting the dam finished. She explains these things take time and why. But we are very close to being done.

Chatter between members in the audience. Donna interrupts “I can tell you this board has spoken to one another, and we are in the belief to tell Beth tonight that if the new plan whatever it is does not get approved by Dam Safety, they are to pull it all out and do the dam according to the original plans. We need to get a move on it, I’m tired of plan b, plan c, ect we are all tired of hearing it.”

Keegan Smith speaks of concerns of damages being done by the machines and the remediations. She explains if minor vibrations crack the walls before then should we be concerned with the vibrations to come with remediation? She supports the fact that it is taking so long and that Dam Safety said stop working in February and it is now June. She states the original end date for this was September of 2023 and we are close to seeing a year past that.

Donna Sutts reminds us that we only have Beth Grasso here as the engineer and we really need to get the contractor out here. We understand Beth Grasso is not the only one to blame here but we are tired of being told the same thing.

Lynn Venezia explains why she would like to make a motion to rip it all out and do it according to the original plans.

Carol Weldon seconds the motion.

Members object in numbers and chatter goes back and forth in frustrations from members and the board.

Jane Kaufman interrupts with we need to move forward and that some of the construction cannot be reversed. She explains her contacts with Dam safety and that she has an open records request, and she receives an answer within minutes. We need a real solution. She explains how these requests of information goes back and forth. She states that if we start over that will not be a quick or easy or time efficient way to deal with this.

Donna Sutts confirms everyone seems to be on the same page that if these new plans aren't accepted then we move on to starting over.

Jane Kaufman and Beth Grasso disagree on how many times this solution has been submitted to Dam Safety.

Chatter back and forth about if Dam safety will be approved or not.

Beth Grasso asks for everyone to give her until Wednesday to get the rest of the things to Dam Safety.

Beth addresses the crack found in 2023 was not the same crack on the back end of the dam. They knew about that crack from the beginning that is on the back side of the dam. She spoke of how they fixed other ones with an encasement.

Tyler DeHart asked why the crack on the back side was not just fixed when they saw the crack and fixed the others.

Beth Grasso explained the method to fix the cracks are different for each location.

Megan Tier 1 Did these pipes go in because of the conduit?

Beth Grasso No these were simply placed to dewater the lake.

Verizon getting out to finish the line placement soon.

Butch Perna Tier 2 Speaks his concerns that we will still have to pay for material increasing and labor cost increasing.

Unknown Member asked about an alternative solution to erosion.

Tyler Dehart Tier 1 explains the contract states the contractor is responsible to prevent erosion from happening and if he did not do his job we should not have to pay for the remediations involving the erosion.

Beth Grasso explains it is not the fault of the contractor it is a result of the survey being done in 2015 and now some of that soil has washed away before the dam construction started.

Donna Grasso "We need to move forward what is the real timeline we are looking at here Beth Grasso? I just want a real time line."

Interruption happens because of chatter from the crowd. Donna Sutts comments that every time something is said at the board Annamarie Larocca makes a face or has something to say. She asked that Annamarie join zoom next meeting.``

Beth Grasso "Lets assume 2 weeks, but I cant really predict that."

Chatter back and forth between public and board.

Beth Grasso addressing Donna "Why didn't you get that email."

Donna explains she is unsure and states we will be making changes tonight.

Beth Grasso states she will have everything sent to the board.

Keegan Smith Teir 2 Asked why exactly Dam Safety keeps denying the pipe to stay in? Why does dam safety believe it will compromise the integrity of the dam?

Beth Grasso explains all the channels in which these test have to go through before they can be approved by dam safety. She explains it is not just her hands but many different engineers that must do the different test that are submitted. Dam safety should have said it could compromise. Because we have proven that they are actually safe. Beth Grasso states she would never risk her job with a faulty project it will be done right.

Unknown member suggest we pay more money to Beth Grasso to move the project along quicker.

Unknown member asked how long until Steve Zeuli can come back to work? Or an idea of when he will be available to work.

Beth Grasso states Steve Zeuli will know ahead of time, and she can't speak for when he will be available.

Donna Sutts reads email from Steve Zeuli.

Laura Tier 1 complains that there are ATVs that are crossing and riding on the dam. What can we do about it?

Beth Grasso is excused from the meeting and encourages to send questions to the board to be answered.

Beth Anderson made a motion to skip minutes and have them posted. Lynn Veneziaie (yes) Carol Weldon (Yes) Steve Slimm (not present) Don Saunders (yes) Keegan Smith (yes)

Donna states Accounts Receivable will also be posted online. Asked Treasure if there are any bills that must be approved. Beth Anderson said no.

#### Grounds Update Don Saunders

Lifeguard stands are complete. Working on water testing this week. Working on securing a lifeguard as soon as possible. Working on the beach inspections.

Thank you for everyone that did beach clean up it was successful.

Don Saunders made a motion for purchasing a harrow. Keegan Seconds, Lynn (yes), Carol (yes), Beth(yes)

Beach tags will be emailed so make sure you are on the email list so we can ensure that you receive your pass.

AnnaMarie LaRocca reminds about Sebastian from last year as a lifeguard. States her concerns about kids swimming without a lifeguard. And expresses how she can help.

#### Outside Communications

Beth Anderson speaks about fundraiser at Bears for Dams coming up June 13, 2024

#### Old Business

Carol Weldon explains we are going with the same insurance company, but we need more information to properly insure the dams and beaches. We don't know how much that will be and there is currently no second or third options to choose from.

Carol Weldon makes a motion to have a grounds and dams committee. States if anyone would like to be on the committee to email the [collingslakes@collingslakes.org](mailto:collingslakes@collingslakes.org) She announced members that were present and helped with beach clean up and thanked them.

Keegan Smith states the more volunteers we have and the more you help with the committee then we can have more positive things happening on the beaches and with the activities.

Linda Tier 1 when meetings start can the board members announce who they are and what their title is. The question was how much insurance will cost us? How much coverage will we have?

Carol Weldon Explains how the quote is formed by the insurance company and the rules we must follow. She explains how there is no competition in coverage and that we expect an increase in cost for insurance.

Donna Sutts runs through the board and all their positions to make sure.

Barbara asked on zoom why no video on zoom?

Donna explains it is easier and keeps from interruption happening on the live zoom call.

Barbara (member different from the zoom) asked about the 12 years of growth and what will we be doing about all the trees? She is concerned that these trees won't breakdown and dissolve.

Donna Sutts explains we are working on everything, but we must address one issue at a time.

More chatter back and forth between members present on what should happen with trees.

Megan Dehart tier 1 suggest we might be ok with the cutting of trees through the pine barrens, and she will look into it and let everyone know if we are able to cut trees.

AnnaMarie LaRocca speaks of the tree company she had investigated.

Nell Teir 1 speaks that these trees must absolutely be taken care of or we will have an issue once the lakes come back. She demands we investigate a solution of the overgrowth of trees.

Bob Sutts explains what he was told when he contacted the tree company.

More chatter with board and members about people riding on the beach.

Donna Sutts thanks everyone for coming and barring with us in the small room and the heat to resolve our community issues. Donna again thanks Beth Grasso for coming and giving us more clarity.

Lynn Veneziaie makes a motion to change Don Saunders to the Dams position if he will take it. Carol Weldon ask if he would consider the position and seconds Lynns motion and Keegan Smith also seconds the motion.

More chatter between members and board that is unclear.

Meeting then adjourned.

In person #44

Zoom #?

**COLLINGS LAKES CIVIC ASSOCIATION**  
**Statement of Activity**

May 2024

	May 2024
<b>Revenue</b>	
LATE FEES	4,306.50
OTHER INCOME	
2020 SPECIAL ASSESSMENT (deleted)	20.00
ASSOCIATION FEE (deleted)	336.00
FUNDRAISING	
BONFIRE (SHIRT/HAT) FUNDRAISING	25.17
Total FUNDRAISING	\$ 25.17
Total OTHER INCOME	\$ 381.17
TIER 1 ASSOCIATION FEE	665.04
TIER 1 DAM FEE	2,610.20
TIER 2 ASSOCIATION FEE	5,561.25
TIER 2 DAM FEE	20,687.32
TIER 3 ASSOCIATION FEE	265.74
TIER 3 DAM FEE	1,013.05
UNAPPLIED CASH PAYMENT INCOME	2,228.16
Total Revenue	\$ 37,718.43
Gross Profit	\$ 37,718.43

<b>Expenditures</b>		
BAD DEBT EXPENSE		94.59
<b>BEACHES</b>		
BEACH MAINTENANCE		955.92
BEACH MAINTENANCE -1		8.82
<b>Total BEACHES</b>	<b>\$</b>	<b>964.74</b>
<b>INTEREST EXPENSE</b>		
LOC LibertyBell 3501		580.04
<b>Total INTEREST EXPENSE</b>	<b>\$</b>	<b>580.04</b>
<b>OFFICE</b>		
INTERNET - ZOOM MEETING		17.05
POSTAGE		21.04
QUICKBOOKS SUBSCRIPTION		200.00
<b>Total OFFICE</b>	<b>\$</b>	<b>238.09</b>
<b>PROFESSIONAL FEES</b>		
ACCOUNTING/BOOKKEEPING FEES		2,962.29
LEGAL FEES (COLLECTIONS)		19,587.80
LEGAL FEES (GENERAL COUNSEL)		357.50
<b>Total PROFESSIONAL FEES</b>	<b>\$</b>	<b>22,907.59</b>
<b>UTILITIES</b>		
ELECTRIC		0.00
<b>Total UTILITIES</b>	<b>\$</b>	<b>0.00</b>
<b>Total Expenditures</b>	<b>\$</b>	<b>24,785.05</b>
<b>Net Operating Revenue</b>	<b>\$</b>	<b>12,933.38</b>

<b>Other Revenue</b>		
LEGAL FEES COLLECTED/REIMBURSEMENTS		10,595.48
NEW RESIDENT SET UP FEE		50.00
<b>Total Other Revenue</b>	<b>\$</b>	<b>10,645.48</b>
<b>Other Expenditures</b>		
CREDIT		13.81
<b>Total Other Expenditures</b>	<b>\$</b>	<b>13.81</b>
<b>Net Other Revenue</b>	<b>\$</b>	<b>10,631.67</b>
<b>Net Revenue</b>	<b>\$</b>	<b>23,565.05</b>

Friday, May 31, 2024 05:25:55 AM GMT-7 - Cash Basis

Unpaid Bills

Collings Lakes Civic Association							
Unpaid Bills							
All Dates							
	Date	Transaction Type	Num	Due Date	Past Due	Amount	Open Balance
<b>ATLANTIC CITY ELECTRIC</b>							
	05/02/2024	Vendor Credit			0	-191.79	-27.26
<b>Total for ATLANTIC CITY ELECTRIC</b>						<b>-\$ 191.79</b>	<b>-\$ 27.26</b>
<b>DREAMHOST WEB HOSTING</b>							
	04/01/2024	Bill	42824	04/28/2024	32	17.99	17.99
<b>Total for DREAMHOST WEB HOSTING</b>						<b>\$ 17.99</b>	<b>\$ 17.99</b>
<b>H&amp;S BUSINESS PARTNERS 18567518805</b>							
	05/03/2024	Bill	8322554	05/18/2024	12	1,518.75	1,518.75
	05/23/2024	Bill	8322681	05/23/2024	7	1,012.50	1,012.50
<b>Total for H&amp;S BUSINESS PARTNERS</b>						<b>\$ 2,531.25</b>	<b>\$ 2,531.25</b>
<b>HILL WALLACK 8566188080</b>							
	05/03/2024	Bill	759300	05/18/2024	12	13,147.75	13,147.75
<b>Total for HILL WALLACK</b>						<b>\$ 13,147.75</b>	<b>\$ 13,147.75</b>
<b>TOTAL</b>						<b>\$ 15,505.20</b>	<b>\$ 15,669.73</b>
Thursday, May 30, 2024 09:52:01 AM GMT-7							
<b>Line of Credit Interest due (est)</b>							<b>580.04</b>
We hereby authorize H & S Business Partners to pay the above mentioned Bills/Expenditures listed as "Approved"							

Expenses

COLLINGS LAKES CIVIC ASSOCIATION					
Transaction List by Vendor					
May 2024					
	Date	Transaction type	Memo/Description	Account	Amount
<b>ANDREW UNTERLACK</b>					
	05/11/2024	Check	DEPOSIT FOR CLCA GENERAL ACCOUNT	LB CHECKING 155	-150.00

<b>ATLANTIC CITY ELECTRIC</b>					
	05/02/2024	Vendor Credit	--	ACCOUNT S PAYABLE	-191.79
<b>HILL WALLACK</b>					
	05/11/2024	Bill Payment (Check)	--	LB CHECKING 155	-19,795.30
<b>H&amp;S BUSINESS PARTNERS</b>					
	05/11/2024	Bill Payment (Check)	--	LB CHECKING 155	-2,962.29
<b>INTUIT</b>					
	05/22/2024	Expense	1028 10259418 INTUIT 18004INTUIT INTUIT 18004INTUI MOUNTAIN VIEW CA C#2225	LB PETTY CASH 1341	-200.00
<b>Sherwin Williams</b>					
	05/28/2024	Expense	0947 33008028 NNT SHERWIN WILLIAM002952 40 N WHITE HORSE P HAMMONTON NJ C#2126	LB PETTY CASH 1341	-72.63
<b>USPS</b>					
	05/03/2024	Expense	1230 12301800 USPS PO 3 711 JACKSON 711 JACKSON RD NEWTONVILLE NJ C#2225	LB PETTY CASH 1341	-21.04
<b>ZOOM</b>					

	05/28/ 2024	Expense	DBT CRD 1401 DJTQ8E2Q ZOOM.US 888-799-9666 SAN JOSE CA C#2126	LB PETTY CASH 1341	-17.05
Thursday, May 30, 2024 04:39 PM GMTZ					

Account Balances

Balances as of 05/30/2024		
Account	As of:	Ending Balance
155 Operating	05/30/24	275,675.28
171 Dam MM	05/30/24	527,360.66
198 MM	05/30/24	81,295.87
163 Games of Chance	05/30/24	4,861.57
341 Petty Cash	05/30/24	396.53