

Collings Lakes Civic Association

General Meeting Minutes

January 6, 2025

Call to Order

Meeting called to order by President Steve Slimm at 6:35 PM “this is a zoom meeting only due to in climate weather”.

Pledge of Allegiance conducted

Roll Call of Officers and Committee Chair Persons

Steve Slimm President, Donna Sutts Vice President, Donovan Saunders 2nd Vice President, Beth Anderson Treasurer, David Blair Secretary, Lynn Veneziale

First Order of Business

Minutes of December 2, 2024 read, not approved due to corrections needed.

Treasurers Report

Revenue LATE FEES 7,069.63 57,962.69 OTHER INCOME 410.16 2020 SPECIAL ASSESSMENT 40.00
180.00 ASSOCIATION FEE 659.00 4,247.84 DONATION 29.64 FUNDRAISING 40.00 923.98 BONFIRE
(SHIRT/HAT) FUNDRAISING 25.17 Total FUNDRAISING \$ 40.00 \$ 949.15 Total OTHER INCOME \$
739.00 \$ 5,816.79 TIER 1 ASSOCIATION FEE 440.67 16,193.41 TIER 1 DAM 1,076.34 1,076.34 TIER 1
DAM FEE 653.29 62,478.66 TIER 2 ASSOCIATION FEE 4,384.91 81,419.99 TIER 2 DAM 7,225.14
8,827.83 TIER 2 DAM FEE 9,297.08 298,478.80 TIER 3 ASSOCIATION FEE 361.09 11,807.57 TIER 3
DAM FEE 1,376.70 44,187.29 UNAPPLIED CASH PAYMENT INCOME-5,374.29 20,031.46 Total
Revenue \$ 27,249.56 \$ 608,280.83 Gross Profit \$ 27,249.56 \$ 608,280.83 Expenditures
ACCOUNTANT FILING OF TAXES 1,825.00 1,825.00 Total ACCOUNTANT \$ 1,825.00 \$ 1,825.00 BAD
DEBT EXPENSE 7,316.14 BANK SERVICE CHARGE 12.65 RETURNED CHARGEBACK RETURN
CHECK FEE 240.00 Total RETURNED CHARGEBACK \$ 0.00 \$ 240.00 Total BANK SERVICE CHARGE \$
0.00 \$ 252.65 BEACHES BEACH MAINTENANCE 17.05 2,911.25 BEACH MAINTENANCE - 1 151.41
BEACH SUPPLIES 570.12 PORTABLE TOILETS 650.00 WATER TESTING 837.00 Total BEACHES \$
17.05 \$ 5,119.78

Statement of Activity December 2024 Dec 2024 Jan - Dec 2024 (YTD) Total CORPORATION FEES
Licenses & Permits (deleted) 30.50 Total CORPORATION FEES \$ 0.00 \$ 30.50 DAMS DAM
EXPENSES - OTHER 1,950.00 1,950.00 Total DAMS \$ 1,950.00 \$ 1,950.00 GAMES OF CHANCE
PERMIT 120.00 INSURANCE BONDING INSURANCE 409.00 DIRECTOR & OFFICERS INSURANCE

4,505.00 GENERAL LIABILITY INSURANCE 31,546.95 Total INSURANCE \$ 0.00 \$ 36,460.95
INTEREST EXPENSE LOC Liberty Bell 3501 580.03 7,058.29 Total INTEREST EXPENSE \$ 580.03 \$
7,058.29 LAWN MAINTENANCE & CARE 285.00 MISCELLANEOUS EXPENSE 19.33 OFFICE
ELECTRONIC PURCHASES 1,828.54 INTERNET - ZOOM MEETING 187.55 IT FOR WEBSITE 289.00
289.00 POSTAGE 20.65 2,917.13 PRINTING 10.98 501.25 QUICKBOOKS SUBSCRIPTION 235.00
2,597.95 SUPPLIES 2,323.59 Total OFFICE \$ 555.63 \$ 10,645.01 OTHER EXPENSES ACH
PAYMENT FEE 12.65 FUNDRAISER COSTS 900.00 Total OTHER EXPENSES \$ 0.00 \$ 912.65
PROFESSIONAL FEES ACCOUNTING/BOOKKEEPING FEES 1,500.00 33,374.79 LEGAL FEES
(COLLECTIONS) 3,755.25 101,155.34 LEGAL FEES (GENERAL COUNSEL) 780.00 37,771.77
TRAINING 500.00 Total PROFESSIONAL FEES \$ 6,035.25 \$ 172,801.90 RETURNED CHECK
CHARGE-315.00 TAXES TAX FILING 204.97 Total TAXES \$ 0.00 \$ 204.97 UTILITIES ELECTRIC
175.77 Dec 2024 Jan - Dec 2024 (YTD) Total Total UTILITIES \$ 0.00 \$ 175.77 Total Expenditures \$
10,962.96 \$ 244,862.94 Net Operating Revenue \$ 16,286.60 \$ 363,417.89 Other Revenue
FUNDRAISING (deleted) 2024 FLOWER SALE FUNDRAISER (deleted) 945.00 Total
FUNDRAISING (deleted) \$ 0.00 \$ 945.00 INTEREST INCOME 1,502.53 6,907.18 LEGAL FEES
COLLECTED/REIMBURSEMENTS 10,746.59 137,513.93 NEW RESIDENT SET UP FEE 200.00
2,500.00 Total Other Revenue \$ 12,449.12 \$ 147,866.11 Other Expenditures CREDIT 129.90
LEGAL FEES ASSESSED COLLECTION FEES 0.50 3,870.85 Total LEGAL FEES ASSESSED \$ 0.50 \$
3,870.85 LEGAL FEES/COLLECTION FEES 21,147.75 Total Other Expenditures \$ 0.50 \$ 25,148.50
Net Other Revenue \$ 12,448.62 \$ 122,717.61 Net Revenue \$ 28,735.22 \$ 486,135.50 Friday, Jan
03, 2025 11:05:19 AM GMT-8 - Cash Basis Date Transaction Type Num Posting
Memo/Description Account Amount ANDREW UNTERLACK 12/03/2024 Bill Payment (Check)
Yes LB CHECKING 155-780.00 12/04/2024 Bill 128211 Yes ACCOUNTS PAYABLE 975.00
ATLANTIC CITY ELECTRIC 12/21/2024 Bill 200242396425 Yes ACCOUNTS PAYABLE 12.13
Domain Networks 12/03/2024 Bill Payment (Check) Yes LB CHECKING 155-289.00 DONATION
12/18/2024 Expenditure Yes WITHDRAWAL LB DAM ASSMT 171-20,000.00 H&S BUSINESS
PARTNERS 12/03/2024 Bill Payment (Check) ACH Yes LB CHECKING 155-1,500.00 12/13/2024
Bill 8324131 Yes Invoice# 08324131 ACCOUNTS PAYABLE 468.75 HILL WALLACK 12/03/2024 Bill
Payment (Check) ACH Yes Duplicate payment made, Hillwack advised to apply to Oct/Nov
open invoice. We included the \$.50 balance from Sept invoice that was open. LB CHECKING
155-3,755.75 12/09/2024 Bill Yes ACCOUNTS PAYABLE 9,704.00 INTUIT 12/23/2024 Expenditure
Yes DBT CRD 0805 DBPNL5L0 INTUIT QBOOKS ONLINE CL.INTUIT.COM CA C#5880 DBT CRD
0805 12/22/24 DBPNL5L0 INTUIT *QBOOKS ONLINE CL.INTUIT.COM CA C#5880 LB PETTY CASH
1341-235.00 LINKBANK 12/12/2024 Check ACH Yes LOC interest pmt LB CHECKING 155-580.03
PASSARELLA SMARRA CPA 12/03/2024 Bill Payment (Check) Yes LB CHECKING 155-1,825.00
PENNONI ASSOCIATES 12/05/2024 Bill Payment (Check) ACH Yes LB DAM ASSMT 171-
51,766.00 12/16/2024 Bill 1253996 Yes ACCOUNTS PAYABLE 5,495.00 RD ZEULLI INC.
12/23/2024 Bill App 14 Yes ACCOUNTS PAYABLE 43,900.00 STAPLES 12/24/2024 Expenditure
Yes 0923 40007258 NWS STAPLES 0033 001316 701 ROUTE 70W MARLTON NJ C#5880 POS DEB
0923 12/24/24 40007258 NWS STAPLES 0033 001316 701 ROUTE 70W MARLTON NJ C#5880 LB
PETTY CASH 1341-10.98 Superior Fence and Railing 12/03/2024 Bill Payment (Check) Yes LB
CHECKING 155-1,950.00 COLLINGS LAKES CIVIC ASSOCIATION Transaction List by Vendor
December 2024 Date Transaction Type Num Posting Memo/Description Account Amount USPS
12/02/2024 Expenditure Yes 1644 16400441 USPS PO 3 711 JACKSON 711 JACKSON RD

**NEWTONVILLE NJ C#5880 POS DEB 1644 11/29/24 16400441 USPS PO 3 711 JACKSON 711
 JACKSON RD NEWTONVILLE NJ C#5880 LB PETTY CASH 1341 12/30/2024 ZOOM 12/30/2024
 Expenditure Expenditure Yes Yes 1636 16300620 USPS PO 3 711 JACKSON 711 JACKSON RD
 NEWTONVILLE NJ C#5880 POS DEB 1636 12/27/24 16300620 USPS PO 3 711 JACKSON 711
 JACKSON RD NEWTONVILLE NJ C#5880 DBT CRD 1337 DBA6LYFZ ZOOM.COM 888-799-9666
 SAN JOSE CA C#5880 DBT CRD 1337 12/28/24 DBA6LYFZ ZOOM.COM 888 799-9666 SAN JOSE
 CA C#5880 Friday, Jan 03, 2025 11:07:07 AM GMT-8 LB PETTY CASH 1341 LB PETTY CASH 1341-
 7.49 -13.16 -17.05 Date Transact ion Type Num Due Date Past Due Amount Open Balance
 ANDREW UNTERLACK 856-330-6200 EXT 115 12/04/2024 Bill 128211 01/03/2025 0 975.00
 975.00 Total for ANDREW UNTERLACK \$ 975.00 \$ 975.00 ATLANTIC CITY ELECTRIC 12/21/2024
 Bill 200242396425 01/13/2025-10 12.13 12.13 Total for ATLANTIC CITY ELECTRIC \$ 12.13 \$ 12.13
 H&S BUSINESS PARTNERS 18567518805 11/29/2024 Bill 8324014 12/09/2024 25 881.25 881.25
 12/13/2024 Bill 8324131 12/23/2024 11 468.75 468.75 12/27/2025 Bill 874 12/27/2025-358
 318.75 318.75 Total for H&S BUSINESS PARTNERS \$ 1,668.75 \$ 1,668.75 HILL WALLACK
 8566168080 12/09/2024 Bill 12/24/2024 10 9,704.00 5,948.75 Total for HILL WALLACK \$ 9,704.00
 \$ 5,948.75 PENNONI ASSOCIATES 12/16/2024 Bill 1253996 12/16/2024 18 5,495.00 5,495.00
 Total for PENNONI ASSOCIATES \$ 5,495.00 \$ 5,495.00 RD ZEULLI INC. 11/30/2024 Bill App 13
 12/10/2024 24 91,099.95 91,099.95 12/23/2024 Bill App 14 01/02/2025 1 43,900.00 43,900.00
 Total for RD ZEULLI INC. \$ 134,999.95 \$ 134,999.95 TOTAL \$ 152,854.83 \$ 149,099.58 Line of
 Credit Interest due (est) 580.00 \$ We hereby authorize payment of the above listed
 Bills/Expenditures as "Approved" President Steve Slimm Date Other Representative Date
 Friday, Jan 03, 2025 11:08:31 AM GMT-8 Collings Lakes Civic Association Unpaid Bills All Dates
 Account Date Ending Balance 155 Operating 12/31/24 305,024.86 \$ 171 Dam MM 12/31/24
 427,567.41 \$ 198 MM 12/31/24 81,841.88 \$ 163 Games of Chance 12/31/24 5,047.86 \$ 341 Petty
 Cash 12/31/24 479.72 \$ COLLINGS LAKES CIVIC ASSOCIATION A/R Aging Summary As of
 December 31, 2024 Current 1 - 30 31 - 60 61 - 90 91 and over Total TOTAL \$ 2,758.46 -\$ 3,158.86 \$
 394.26 -\$ 9,725.59 \$ 707,787.06 \$ 698,055.33**

Motion Made Donovan Saunders, 2nd David Blair, Treasurers approved with no exceptions.

Motion Made Beth Anderson, 2nd David Blair, Bill for RD Zeulli dated 01/02/2025 for \$43,900.58 to be held at the recommendation of Beth Ann Grasso until at least next month, bills approved.

Lynn asked if the 91,000 completes the payment for the 153,000 for the new spillway? Steve said yes. Lynn then asked what the additional bill for the 43,000 is for? Additional work that is being done at the other end. They did complete the trash gate, railings, the pinning of the dam.

Beth Anderson found the invoice, the bill is for \$1700 the temporary access , \$5700 for site improvements and earthwork, \$30,000 for spillway repairs and modifications,\$6500 for restoration. This is for the spillway. Steve said he doesn't want to pay it until he can have clarified exactly what the bill is. He is going to talk to Chris from Zeulli, or the foreman out there.

Committee Reports

Dams

They have driven the steel plates front of the diversion pipes. They ran into an issue with the first piece of equipment they had out there, they replaced it, the plates started to drive down easily, the second machine broke, when Donovan was out there they were replacing the part so they could continue drive the plates down. He hasn't been back, but they said there will be no issue with driving the rest of the plates down.

Steve spoke with Jim at the site, Jim said that the concrete guy Tommie was supposed to be there today January 6 and complete the Wier Wall, which is the wall against the water towards the beach. That has to be put in along with the ACBs, once that is in the Dam other than turning the ACBs, the Dam would be complete. Steve sent an email to Beth Ann Grasso to get on the contractor and the manufacturer of the AVBs, because he is not satisfied with the results that we have been getting as far as how many do we have to turn 180 degrees. Steve received an email today which was sent to the contractor and the manufacturer to get this done. This was forwarded to all of the board members and Dam Committee. So before they finish laying the ACBs which should only take about 7 to 10 days total to complete all of the concrete work and place the ACBs. So your 7 to 10 days away from completion with the exception of turning whichever ACBs need to be turned.

The fence work was completed, the trash gate is in and holding back a lot of trash. That is why the lake is getting full, because the trash gate is blocking the sleuth gate. Donovan said that Zeulli cleared the trash gate on Thursday or Friday and more trash was already starting to accumulate. Steve said once the Sleuth gate is closed, everything will go over the top of the dam. AS far as the rest of the work goes it looks great and the Gavian Mats are going to work great. The water is staged the way it is supposed to come out of the sleuth box itself so it actually trickles down like a waterfall in 2 stages, so the water actually trickles down. It does a really good job at it.

Donovan was asked to describe the ACB blocks are? Donovan said they are the blocks that make up the secondary spillway, they are tied together with cable and creates a concrete block mat. The little nubs have to be facing the lake. We need to know how many to spin around. There is about 6 to 10 to be complete. It was asked if we could contact the manufacturer about how the mats are supposed to be placed. Steve said he is trying to get Beth Ann to do that, that would be ideal. The manufacturer has already made a recommendation, Beth Ann has not weighed in on it, she has liability there as well, so Beth Ann Grasso has to decide if she is ok with that in conjunction with the manufacturer. Beth Ann stated she has received a verbal recommendation and she wants the recommendation in writing so there is nothing coming back on Collings Lake, Zeulli or Beth Ann. Manufacturers specifications supersede all codes. So it has to be in writing, and we have only received a verbal recommendation.

Grounds

The tree removal between 2nd and 3rd beach has been completed and around the perimeter of the lake. We had about 6 people come out to help, so not a great turn out, but we did get a lot of trees cut out and cleared and as much as we could.

Fundraising

There is a spring online fundraiser through flower power fundraising, the link will be on our social page and get some fliers out. If we sell over \$500.00 we get 50% if we sell less, we get \$40%. It is open until March 15, they will ship bulbs seasonal.

Presidents Report

ACV are scheduled to take over, so invoices and ballots for the by-law changes will be mailed at the same time to all residents. Once that happens the residents should be able to go online and look at their accounts, we should be able to pay online. The credit card, debit card or check can be paid right to ACV online. If you would like to pay by check and mail it in, you can mail right to ACV, but the check must be written out to Collings Lakes Civic Association. Care of Collings Lakes Civic Association right on the envelope. The Address for ACV will be on our website, we will try to get it on our facebook page. The invoice due date will be February 1st for now with a 30 day grace period, so it will be due March 1st. There is a fee for credit cards, but checks and credit cards should be free.

Old Business

None

New Business

None

Trustees Report

Donna Sutts- Nothing

Donovan Saunders- Nothing

Lynn Veneziaie- Nothing

Beth Anderson- Nothing

David Blair- Nothing

New Officers will be installed at the next meeting.

Good of the Order

Lynn asked if ACV has to be put on our bonding insurance, and how much it will be. Steve said he will look into it.

Have you heard about anything about the loan extension, are we eligible? Steve said we are eligible they have been very busy. Link Bank has been sold, Banking only, they are transitioning into a Credit Union.

Has there been any long term back dues settlements, since that is supposed to be a board decision? None as of late a couple of year or 2 settlements, but nothing long term. There are a couple that are currently in negotiations, but nothing yet. There is one that is being worked on that is a cash sale, so Steve is working with them now on a settlement, they want to sell it again, there are 2 liens on the property and we won't release the liens.

Megan Teir 1, asked if we can gets swing for all of the beaches and when are the next 2 dams going out for bid? Steve said that we will be taking care of the spring, we will not be doing anything in the winter. The bids will be going out for bid when the drawings are complete, right now all of the engineering parts are done for both dams, but no drawings have been completed. They are under way, the preliminary drawings are done, the drawings have to go through dam safety prior to going out to bid as well.

Motion to Adjourn Beth Anderson, Dave Blair 2nd at 7:29 PM all approved.