

# **Collings Lakes Civic Association**

## **General Meeting Minutes**

**February 03, 2025**

### **Call to Order**

Meeting called to order at 6:30 PM by President Steve Slimm. Pledge of Allegiance

### **First Order of Business**

Swearing in of New Officers and Trustees, Mark Wainwright-2<sup>nd</sup> Vice President Teir 1 Trustee, David Blair-Secretary Teir 2 Trustee, Brian Trozatte-Teir 3 Trustee

Minutes for January meeting were dispensed of due to having Beth Ann Grasso the Engineer of record for the Dams speaking about where we are with the dams, and what is to be expected in the next couple months with the dams. Questions were asked by residents in attendance and answered.

Kevin Meyers from ACV speaking in reference to the bills for the 2025 dues and the voting for the changes to the By Laws. Kevin also spoke about navigating the web page for ACV as well as being able to pay our dues on the web page. Questions were asked by residents in attendance and answered.

## **Roll Call of Officers**

Steve Slimm-President Teir 1 Trustee, Donovan Saunders-Vice President Teir 3 Trustee, Donald Watson-Treasurer, David Blair-Secretary Teir 2 Trustee, Mark Wainwright-2<sup>nd</sup> Vice President Teir 1 Trustee, Brian Trozatte-Teir 3 Trustee, Lynn Venziales-At Large Trustee

## **Treasurer's Report**

No Treasurer's Report

## **Statement of Activity**

No Statement of activity

## **Committee Reports**

No Committee Reports

## **President's Report**

No President's Report

## **Old Business**

No Old Business

## **New Business**

No New Business

## **Trustees' Report**

No Trustees' Report

## **Good of the Order**

Meeting Adjourned 7:50 PM

## Invoices for Approval at February 3, 2025 Meeting

#	Date	Vendor	Invoice #	Amount
1	1/8/2025	Eisenberg, Gold & Agrawal	129469	\$827.50
2	1/23/2025	Atlantic City Electric	NA	\$14.22
3	NA	CNA Surety	NA	\$409.00
4	1/27/2025	Quickbooks	10001368336187	\$27.95
5	1/24/2025	H & S Business Partners Inc.	1059	\$225.00
6	1/16/2025	Pennoni	1258466	\$912.87
	1/29/2025	ACV	1953	\$1,500.00
	1/8/2025	Pennoni		\$5,495.00
	1/8/2025	R.D. Zeuli		\$91,099.95
	1/8/2025	H & S Business Partners Inc.		\$1,668.75
	1/8/2025	Hill Wallack LLP		\$5,948.75
	1/29/2025	Zoom		\$17.05
	1/23/2025	Quickbooks		\$235.00
Total				\$108,381.04



**Eisenberg, Gold & Agrawal**  
A Professional Corporation

1040 North Kings Highway  
Suite 200  
Cherry Hill, NJ 08034  
Ph: (856) 330-6200  
Fax: (856) 330-6207  
<https://egalawfirm.com/>  
22-2717074

**INVOICE**

**BILL TO**  
**Collings Lakes Civic Association**  
PO Box 475  
Williamstown, NJ 08094-0475

January 08, 2025

**File #:** CG-1792-FR

**Invoice No. :** 129469

**Due Date :** 2/7/2025 (Net 30)

**RE :** General File

**Fees**

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Billable Hours</u>	<u>Rate</u>	<u>Amount</u>
12/4/2024	ALU	[Estate of Dolores Reed] - Electronic communications and subsequent telephone conference with client re pending sale and request for payoff letter and discharge of existing lien; Preparation of Payoff Letter;	0.60	\$325.00	\$195.00
12/10/2024	ALU	[Ahasan Realty] - Electronic communications with Title Company re pending litigation against former Owners for failure to disclose obligations;	0.20	\$325.00	\$65.00
12/13/2024	ALU	[Ahasan Realty/Harron] - Telephone conference with Pitman Title counsel re pending litigation and confirmation of underlying documents and potential testimony by Board member; Telephone conference and subsequent electronic communication with Board re same, including whether payment on account was received directly; Telephone call and subsequent electronic communication to Lynn for cofirmation of prior communications;	0.80	\$325.00	\$260.00
12/30/2024	ALU	[Estate of Reed] - FLAT FEE for preparing and recording Discharge of Lien;	1.00	\$150.00	\$150.00
12/30/2024	ALU	[Fernandez - payoff of 506 W. Cushman] - Telephone conference with client confirming status; Electronic communications and subsequent telephone conference with Title Company;	0.30	\$325.00	\$97.50
<b>Fees Subtotal</b>			<b>2.90</b>		<b>\$767.50</b>

**Expenses**

<u>Date</u>	<u>Staff Initials</u>	<u>Description</u>	<u>Amount</u>
-------------	-----------------------	--------------------	---------------

12/18/2024	file discharge of lien claim	\$60.00
<b>Expenses Subtotal</b>		<b>\$60.00</b>

<b>Total</b>	<b>\$827.50</b>
Previous Balance	\$1,755.00

**Payments & Credits**

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
12/13/2024	Payment	#220539897 - Payment - Inv. 127179	-\$780.00
			Payments & Credits -\$780.00
			<b>Balance Due \$1,802.50</b>

**CG-1792-FR - Collings Lakes Civic Association - General File**

			Previous Trust Balance	\$150.01
<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>	
12/10/2024	Transfer	Payment from Liz Lopez	\$110.00	
12/24/2024	Transfer	Payment from Liz Lopez	\$110.00	
12/30/2024	Disburse Funds	CG-1792-FR - Disbursement (121 Delwyn Lane)	-\$220.00	
1/2/2025	Transfer	Debtor's Payment - Tina/Robert Smith	\$351.00	
			Total Trust Transactions	\$351.00
			Current Trust Balance	\$501.01

**Invoice Due within 30 days of receipt**  
**Now accepting Visa, MasterCard, Discover and American Express Cards**  
**A three (3%) percent surcharge fee will be added to the payment at time of charge**

# Matter Statement of Account

RE: CG-1792-FR - Collings Lakes Civic Association - General File

Balance as of 1/8/2025

Open Bills

<u>Date</u>	<u>Invoice</u>	<u>Amount</u>	<u>Paid</u>	<u>Balance</u>
1/8/2025	129469	\$827.50	\$0.00	\$827.50
12/4/2024	128211	\$975.00	\$0.00	\$975.00
			<b>Balance Due</b>	<b>\$1,802.50</b>



**COLLINGS LAKES CIVIC ASSOC.**  
**Account Number:** 5503 4992 432  
**Service Address:** E COLLINGS DR BBALL  
FOLSOM NJ 08037

16 00000008 200006732

**JANUARY 2025**

**Billing Period:** 12-21-2024 to 1-23-2025

**Bill Issue Date:** 1-24-2025

**ELECTRIC BILL SUMMARY**

Previous Balance	\$12.13
Payment(s) Received <i>Thank you</i>	\$12.13-
<hr/>	
Balance as of Jan 24, 2025	\$0.00
Delivery	\$14.22

**Total Amount Due by Feb 14, 2025** **\$14.22**

To view your usage, see the Electric Details portion of this bill or log into your account at [atlanticcityelectric.com](http://atlanticcityelectric.com).

  
Delivery  
\$14.22



Additional messages may be on the last page of your bill.

**CONTACT US**

Customer Service (7 a.m. - 7 p.m.)	1-800-642-3780
TTY English	1-800-852-7897
TTY Spanish	1-866-658-7714
Electric Emergencies & Outages (24 hrs)	1-800-833-7476
¿Problemas con la factura?	1-800-642-3780
<b><a href="http://atlanticcityelectric.com/ContactUs">atlanticcityelectric.com/ContactUs</a></b>	

**Please tear on the dotted line below.** Invoice Number: 200892194313

Page 1 of 3

**Return this coupon** with your payment made payable to Atlantic City Electric.

Account number	<b>5503 4992 432</b>
Total amount due by Feb 14, 2025	<b>\$14.22</b>

1008517 01 AV 0.545 \*\*AUTO T5 0 4018 08094-047575 -C17-P08525-I1  
2NJ03364



COLLINGS LAKES CIVIC ASSOC.  
PO BOX 475  
WILLIAMSTOWN NJ 08094-0475



Amount Paid: \$   .

PO BOX 13610  
PHILADELPHIA PA 19101



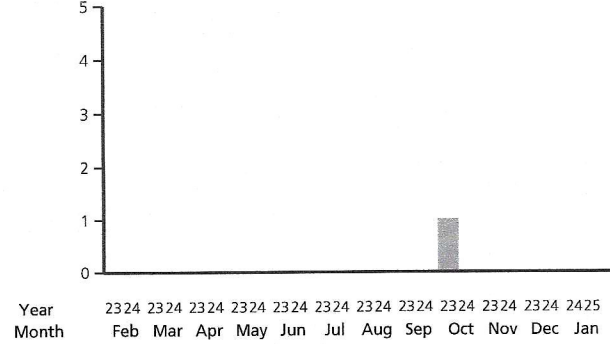
1008517-0017056-0000001 of 0000004-C17-d1-4018-08525

**COLLINGS LAKES CIVIC ASSOC.**  
Account number: 5503 4992 432

Your electric bill for the period  
**December 21, 2024 to January 23, 2025**

*Your monthly Electricity use in kWh*

Daily temperature averages: Jan 2024: 38° F Jan 2025: 32° F



Find helpful storm preparation and power outage information at [atlanticcityelectric.com](http://atlanticcityelectric.com)

Your smart meter is read wirelessly. Visit My Account at [atlanticcityelectric.com](http://atlanticcityelectric.com) to view your daily and hourly energy usage.

Si recibe un aviso de suspensión, puede solicitar una copia de ese aviso en español, llamando al departamento de atención al cliente, lunes a viernes de las 7 am a las 7 pm, a 800-642-3780.

For information about regulatory rate reviews, public hearings, and other public processes, visit [atlanticcityelectric.com/PublicPostings](http://atlanticcityelectric.com/PublicPostings).

You can help an Atlantic City Electric customer in need of assistance with their energy bills by contributing to NJ SHARES. Simply pay exactly \$1.00 over your Atlantic City Electric bill amount and that dollar will be contributed to New Jersey SHARES, a 501(c)3 non-profit organization. Amounts over \$1.00 will not be recognized as a contribution and will result in a credit to your account. Atlantic City Electric will match each donation by contributing a dollar to the fund. You can also make a donation directly to NJ SHARES at [njshares.org](http://njshares.org).

1008517-0017055-0000003 of 0000004-C-17-d1-4018-08525





**Details of your Electric Charges**

Monthly General Service Secondary - service number 0550 3499 2432 7002 2965 06  
 Electricity you used this period

<u>Meter Number</u> <u>Energy Type</u>	<u>Current Reading</u>	<u>Previous Reading</u>	<u>Difference</u>	<u>Multiplier</u>	<u>Total Use</u>
NXA166442534	Jan 23	Dec 21			
Use (kWh)	000001 (actual)	000001 (actual)	0	1	0
Demand (kW)	0.000 (actual)			1	0.00

Your next meter reading is scheduled for February 22, 2025

**Delivery Charges:** These charges reflect the cost of bringing electricity to you.  
 Current charges for 34 days, **winter rates in effect.**  
 Capacity/Transmission Peak Load Contribution 7.20 / 0.00

<u>Type of charge</u>	<u>How we calculate this charge</u>	<u>Amount(\$)</u>
Customer Charge		14.22
<b>Total Electric Delivery Charges</b>		<b>14.22</b>

**Supply Charges:** These charges reflect the cost of producing electricity for you.  
 You can compare this part of your bill to offers from competitive suppliers. The class average annual price to compare is 11.77 cents per kWh.

<b>Total Electric Charges - Monthly General Service Secondary</b>	<b>14.22</b>
---	--------------

1008517-0017056-0000002 of 0000004-C17-D1-4018-08525

**Check here to enroll in the Direct Debit plan** Sign and date here \_\_\_\_\_

By signing here, you authorize Atlantic City Electric to electronically deduct the amount of your monthly bill from your checking account each month. The check you send with this signed authorization will be used to set up Direct Debit. You understand that we will notify you each month of the date and amount of the debit, which will be on or after the due date stated on your monthly bill. You understand that to withdraw this authorization you must call Atlantic City Electric. You understand that Atlantic City Electric does not charge for this service, but that your bank may have charges for this service.

Electronic Check Conversion

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.



Billing Questions (888) 866-2666  
 Email [info@cnasurety.com](mailto:info@cnasurety.com)

**Final Notice of Premium Due 03/16/2025**

If you have recently submitted your payment, please disregard this billing invoice.

Premium \$409.00

COLLINGS LAKE CIVIC ASSOCIATION  
 PO BOX 475  
 WILLIAMSTOWN, NJ 08094

<b>Amount Due</b>	<b>\$409.00</b>
-------------------	-----------------

**Bond Detail**

Bond #	72540257	Obligee	OBLIGEE ADDRESS UNKNOWN
Company	Western Surety Company		
Term Dates	03/16/2025 to 03/16/2026		
Bond Amount	\$100,000.00		
Description	NJ Dishonesty A- Community Civic Association		

**Agent Information**

M. L. Ruberton Agency, L L C  
 850 S. White Horse Pike  
 Hammonton, NJ 08037  
 Phone : (609)561-1200

**Messages**

We show 7 rated for premium purposes. To ensure proper coverage, verify the total number of employees and owners covered & contact us with changes. Note: After several years, we may have increased our rates slightly.

**Payment Instructions**



- **Pay Online at [ONLINEPAY.CNASURETY.COM](https://ONLINEPAY.CNASURETY.COM)**
- If paying by mail, please send payment 2 weeks prior to due date to ensure receipt  
 Make check payable to CNA Surety  
 Detach payment stub and return with payment

Note-Renewal documents will only be sent upon receipt of full payment

Collings Lake Civic Association

Bond # 72540257  
 Company 0601  
 Agency 29-01803  
 M. L. Ruberton Agency, L L C

<b>Payment Due</b>	03/16/2025	<b>Amount Due</b>	<b>\$409.00</b>
--------------------	------------	-------------------	-----------------

CNA Surety Direct Bill  
 P.O. Box 957312  
 St. Louis, MO 63195-7312

**Sent:** Monday, January 27, 2025 5:00 PM

**To:** Beth Anderson <banderson@collingslakes.org>; Donna Sutts <dsutts@collingslakes.org>; Don Saunders <dsaunders@collingslakes.org>; Lynn Venezia <lynnv@collingslakes.org>; Donald Watson <dwatson@collingslakes.org>; David Blair <dblair@collingslakes.org>; Mark Wainwright <markwainwright@verizon.net>; btrasatti@collingslakes.org; Kevin Meyers <kevinm@acvpmlc.com>

**Subject:** Fwd: We received your QuickBooks subscription payment!

----- Forwarded message -----

From: **Intuit QuickBooks Team** <[No\\_Reply@notifications.intuit.com](mailto:No_Reply@notifications.intuit.com)>

Date: Mon, Jan 27, 2025 at 3:50 PM

Subject: We received your QuickBooks subscription payment!

To: <[smslimm@collingslakes.org](mailto:smslimm@collingslakes.org)>



---

## Payment success

Steven Slimm, thank you for your payment.

<p><b>Invoice number:</b> 10001368336187 <b>Invoice date:</b> 01/27/2025 <b>Total:</b> \$27.95 <b>Payment method:</b> MASTER ending in 5880</p>
---

Sign in to QuickBooks where you can see your billing history and view, save, and print your invoice.

[View billing history](#)

Account details

**Billed to:**

Collings Lakes Civic Association

**Company ID ending:**

3056

**Items on this invoice:**

1099 e-filing

(1) For subscriptions, your payment method on file will be automatically charged monthly/annually at the then-current list price until you cancel. If you have a discount, it will apply to the then-current list price until it expires or is canceled. Additional service fees may apply based on whether you add or remove services and your usage. See your [Subscriptions and billing](#) page for additional pricing details. To cancel your subscription at any time, go to the Subscriptions and billing page and cancel the subscription.(2) For one-time services, your payment method on file will reflect the charge in the amount referenced in this invoice. Terms, conditions, pricing, features, service, and support options are subject to change without notice

Help icon

## Questions or concerns?

[Visit customer support.](#)

You have received this business communication as part of our efforts to fulfill your request or service your account. You will receive this and other business communications from us even if you have opted out of marketing messages. All dates and times are Pacific Standard Time (PST).

Read Intuit's [Legal notice](#).

[Security](#) - [Privacy statement](#) - [Terms of Service](#)

© 2025 Intuit Inc. All rights reserved. [Trademarks](#).

Intuit Inc. 2800 E. Commerce Center Place, Tucson, AZ 85706

hKey=OBILL|Notify|realmId=DPbY2HAmkT6mfHIGX9FQ3A+rINIVfK3DneqM1c9XbKw|locale=en\_US,majorBrand=QuickBooks\_Online,legalEntity=100,currency=USD,intuitTid=8beff4ae-df43-4111-b2aa-0c6164293737,environment=PRD,source=OINP

H & S Business Partners, Inc.  
 103 Sheppard Road  
 Voorhees, NJ 08043

# Invoice

Date	Invoice #
1/24/2025	1059

Bill To
Collings Lake Civic Association

Description	Amount
2 Weeks Ending on Invoice Date	225.00T
General Accounting and Bookkeeping services include general bookkeeping such as entering bills, bill pay, loc payments, transfers, chargebacks, communication with client, reconciling – 1.5 hours	0.00T
Deposits – opening mail, make deposits to bank, (via scanning and physical deposits to bank), posting deposits to QB 1.5 hours	0.00T
Total Hours 3	
Various communications with client	
Sales Tax	0.00
<p><b>Any invoices which are paid by credit card will incur a processing fee of 3% of the total, which will be billed to the client.</b></p>	
	<b>Total</b> \$225.00



# INVOICE

Remit Payment To:  
Pennoni Associates Inc.  
P.O. Box 827328  
Philadelphia, PA 19182-7328

Steve Slimm  
Collings Lake Civic Association  
PO Box 475  
Williamstown, NJ 08094

Invoice No : 1258466  
Invoice Date : 01/16/2025  
Project : CLCAX23002  
Project Name : Lake George and Lake  
Albert Dams

For Services Rendered Through 12/29/2024

Phase Code / Name	Contract Amount	Previously Billed	% Complete	Complete To Date	Amount This Invoice
01 -- Survey	\$12,000.00	\$12,000.00	100.00%	\$12,000.00	\$0.00
02 -- Geotechnical Investigation	\$67,500.00	\$67,500.00	100.00%	\$67,500.00	\$0.00
03 -- Structural Engineering Services	\$20,600.00	\$18,040.50	92.01%	\$18,953.37	\$912.87
04 -- Hydrology & Hydraulics Study	\$18,000.00	\$18,000.00	100.00%	\$18,000.00	\$0.00
05 -- Agency Coordination & Meetings	\$3,200.00	\$3,142.75	98.21%	\$3,142.75	\$0.00
06 -- Direct Expenses	\$1,860.00	\$1,860.00	100.00%	\$1,860.00	\$0.00
<b>Total :</b>	<u>\$123,160.00</u>	<u>\$120,543.25</u>		<u>\$121,456.12</u>	<u>\$912.87</u>

**Amount Due This Invoice**

**\$912.87**

**Outstanding Invoices**

Number	Date	Balance
1253996	12/16/2024	5,495.00
<b>Total</b>		<b>5,495.00</b>



# INVOICE

Monthly Management Services

**ACV Property Management, LLC**  
680 U. S. Highway 130  
Unit 9972  
Hamilton, New Jersey 08650  
United States

Phone: 609-447-0131  
Fax: 609-251-4089  
Toll free: 877-841-0084  
www.acvpmlc.com

**BILL TO**  
Collings Lake Civic Association

**Invoice Number:** 1927

**Invoice Date:** December 26, 2024

**Payment Due:** December 26, 2024

**Amount Due (USD): \$0.00**

Items	Quantity	Price	Amount
<b>Monthly 24</b> Monthly Management Services	1	\$1,500.00	\$1,500.00

**Total:** \$1,500.00

Payment on January 18, 2025: \$1,500.00

---

**Amount Due (USD): \$0.00**

**Notes / Terms**

Monthly Management Services

Thank you for your business. If there are any questions, please contact 609-447-0131