

August 2020 CLCA minutes held via Zoom

Called to order 7pm by Kyle Smith

Pledge of allegiance, led by Kyle Smith

Roll call, all present except Rick Sepe

The board received an email at 5:03pm stating Rick's resignation from the board

Kyle read June minutes, submitted by Rick Sepe. approved as read

Kyle read July minutes, submitted by Lynn V, approved with one correction, Diane was in attendance earlier than stated but was having computer issues

Open nominations for secretary

Diane nominated Donna, Donna declined

Donna nominated Stephen, Stephen declined

Steve nominated Diane, Diane declined

Nominations were tabled with no clear result

Kyle asked Lynn to once again record the minutes for July

She accepted

Accounts receivable report read by Tom Veneziale, approved as read.

Treasurers report read by Steve Slimm, approved as read

Bills for approval- Steve Slimm made a motion to go ahead and pay AC Electric \$100 so we have credit going forward. This is to avoid constant \$5-\$6 bills. Second by Tom V. all in favor

Beth Grasso from Pennoni assoc spoke about the Braddock approval from dam safety, with multiple furloughs occurring across many departments it has been tough to get the final approvals, we are now in position to order materials, remove trees (which the board will do) start to move toward construction. Construction should commence by mid-late September. The prep work should begin soon.

A resident asked about time to complete and will weather affect construction. Beth Grasso stated we should not lose any time due to weather, we would need sustained temperatures under 32 degrees to have any issues. Kyle also reminded, our contractor stated 3mo start to finish for construction.

A resident asked about any plans for rehabbing other dams, Steve Slimm has been handling the maintenance and will continue to do so, Beth Grasso has no plans for that

Beth Grasso also reminded the board to have the dams inspected every three years, the board believes we are exempt while construction and rehab of the dams takes place, more research on this topic will happen to ensure we are staying up to date

Committee Reports:

Dams/Grounds-Josh Anderson stated the prep for upcoming storms and relayed how a few boards were removed in anticipation of the additional water load

Welcome-Katherine nodolski-has a list of new residents, of the original 100 welcome bags she only has 20 left, Steve requested more from Donna, Donna will get more

Fundraising- Diane/Donna- nothing new, keep exploring new ways of raising money

Presidents report-Kyle Smith- spoke about the need for everyone to help clean up the neighborhood. We all can do a small part to help our area. I will not ask the board to spend money on someone to come clean up our area, maybe more trashcans are needed. Perhaps trail cameras to catch license plates of cars trespassing. Election for all three tiers, resume submission by 8/15. Email information to ksmith@collingslakes.org.

Old business- none

New Business-

Donna Sutts spoke about the classes available to board members so we can abide by any new laws pertaining to our board. Steve Slimm is going to get more information on this. Kyle asked Steve if a video copy of the meeting covers the Radburn Laws. He will find out

Kyle spoke of the Radburn law which states the unapproved meeting minutes must be posted 7-10 days after the meeting.

Kyle spoke how a recording of July's meeting was sent to Rick Sepe (then secretary) and Stephen Naegele immediately after the meeting, for Stephen to post to our webpage, for Rick to record the minutes. Rick never completed the July minutes so Lynn Veneziale viewed the meeting and recorded our minutes for July.

Trustees reports

Donna- none

Diane- none

Tom- none

Stephen- if you submit newsletter submission, only do so once, you will be added to the list

Steve- asked Stephen if there is a way to blind copy all the emails so people don't see all the addresses, Kyle will work with Stephen to get this right

Meeting open to public:

Resident asked about a possible gate to stop the trespassers, discussion ensued, the board will look into this down the line. Maybe security cameras or motion activated lights could help

Resident spoke about the trespassers on atv's and other vehicles driving every weekend, she spoke about a vehicle which got stuck on the topless dam and how it is listed as a paper street on google maps. She also questioned the safety of the barriers put in place to keep people out. These barriers were not installed by CLCA

Annamarie L spoke about the sign she donated which held the meeting info. It is chained to a sign at 1st beach and will have important info about upcoming events. Kyle asked her to post about the election, he will follow up with her

Diane R spoke about the access from 54 to Lake George drive and how that was used as a main thoroughfare when the bridge was out, if we are going to stop the tresspassers we will need to look at that access as well.

Kyle stated that the September meeting will be on 9/21/20 due to the Labor day holiday, schedule was made in the beginning of the year so we will honor that in hopes of being able to have an in person meeting. If not Zoom on 9/21/20

Meeting adjourned 8:26

10:45 AM
08/02/20
Cash Basis

Collings Lakes Civic Association
Profit & Loss
July 2020

	Jul 20
Ordinary Income/Expense	
Income	
2020 SPECIAL ASSESSM...	256.63
NEW RESIDENT SET UP F...	200.00
ASSOCIATION FEE	3,611.87
TIER 2 ASSOCIATION FEE	1,619.45
TIER 3 ASSOCIATION FEE	340.33
TIER 1 ASSOCIATION FEE	704.90
TIER 1 DAM FEE	3,101.16
TIER 2 DAM FEE	9,601.56
TIER 3 DAM FEE	1,527.96
OTHER INCOME	
INTEREST INCOME	182.29
Total OTHER INCOME	<u>182.29</u>
Total Income	<u>21,146.15</u>
Net Ordinary Income	<u>21,146.15</u>
Net Income	<u><u>21,146.15</u></u>
Legal Fees-	\$ 22,564.61
Late Fees -	3,100.29
Total -	<u>249,911.34</u>

10:47 AM

08/02/20

**Collings Lakes Civic Association
Transaction List by Vendor
July 2020**

Type	Date	Num	Memo	Account	Clr	Split	Amount
Bonnie L Slimm							
Bill	07/08/2020	1547		ACCOUNTS P...		SUPPLIES	-129.20
Bill Pmt -Check	07/08/2020	1547		TD OPERATIN...	X	ACCOUNT...	-129.20
Bill	07/13/2020	105		ACCOUNTS P...		DAM REP...	-27.23
COURT OFFICER MILLER							
Bill	07/24/2020	1550		ACCOUNTS P...		LEGAL FE...	-231.69
Bill Pmt -Check	07/24/2020	1550		TD OPERATIN...		ACCOUNT...	-231.69
HILL WALLACK							
Bill	07/01/2020	1544		ACCOUNTS P...		LEGAL FE...	-17,951.95
Bill Pmt -Check	07/01/2020	1544		TD OPERATIN...	X	ACCOUNT...	-17,951.95
Bill	07/24/2020	1549		ACCOUNTS P...		LEGAL FE...	-8,198.05
Bill Pmt -Check	07/24/2020	1549		TD OPERATIN...	X	ACCOUNT...	-8,198.05
INTUIT CC FEE							
Bill	07/28/2020	ACH		ACCOUNTS P...		MERCHA...	-3.95
JERSEY GREEN LAWN CARE							
Bill	07/18/2020	1548	GRASS C...	ACCOUNTS P...		BEACH M...	-1,300.00
Bill Pmt -Check	07/18/2020	1548	GRASS C...	TD OPERATIN...		ACCOUNT...	-1,300.00
KATHERINE NODOLSKI							
Bill	07/24/2020	1551		ACCOUNTS P...		PRINTING	-9.64
Bill Pmt -Check	07/24/2020	1551		TD OPERATIN...	X	ACCOUNT...	-9.64
Lynn Veneziale							
Bill	07/07/2020	1546		ACCOUNTS P...		ACCOUNT...	-1,000.00
Bill Pmt -Check	07/07/2020	1546		TD OPERATIN...	X	ACCOUNT...	-1,000.00
PENNONI ASSOCIATES							
Bill	07/07/2020	1545		ACCOUNTS P...		DAMS EN...	-13,098.24
Bill Pmt -Check	07/07/2020	1545		TD OPERATIN...	X	ACCOUNT...	-13,098.24

Total - \$ 41,718.26

CLCA ACCOUNT BALANCES AS OF 7/31/20

CHECKING: \$54,552.28
GAMES OF CHANCE: \$1,888.42
MONEY MARKET: \$24,506.05
DAMS: \$701,252.98
TOTAL: \$782,199.73

AS OF 7/31/20 (residents paid in full is 75%)

2019 COLLECTIONS (also automatically carries into 2020 with 2020 charges)

278 people sent to collection attorney

102 people paid in full and have closed files

40 people are on payment plans (Approximately \$7,400 per month from anywhere between 6 months to a year)

\$326,937.01 what is owed to CLCA for outstanding debt

\$147,000 what was paid out for legal fees (ALL OF 2019)

\$269,355.51 what was what the collection attorney has collected

2020 COLLECTIONS (since 1/1/20)

123 people sent to collection attorney

43 people have paid in full and have closed files

18 people are on payment plans (Approximately \$2600 per month for about 6 months)

\$ 73,070.41 what is owed CLCA for outstanding debt

\$123,191.98 what was paid out for legal fees (TO DATE)

(THIS AMOUNT ALSO INCLUDES NEW LEGAL FEES FOR 2019 COLLECTION PEOPLE THAT ROLLED INTO 2020)

\$ 49,040.08 what was what the collection attorney has collected

Steve has signed 193 liens since 2/3/20

Steve has signed 32 default money judgments since 4/29/20

Steve has ordered about 11 intent to foreclose letters and 2 foreclosure complaints on properties with no mortgage since 4/10/20, which have resulted in 1 complete payoff, 1 ¼ paid off & 5 payment plans with significant money down

There have been about 4 wage executions ordered since 5/28/20 which have resulted in 2 complete payoffs, 1 is having their wages garnished, and 1 payment plan with significant money down

By adding a step in the collection process of notifying the lien holder of the lien, I have managed to collect as of

3/31/20 \$16,684.66

4/30/20 \$10,746.98

5/31/20 \$339.00 = \$27,770.64

6/30/20 & 7/31/20 \$0 (probably because of COVID 19 and no one at the offices to look at the mail)

