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CLCA Meeting Part #1; Held by Marx Heller/Out going President

Meeting called to order @ 7 pm 9/17/18

Roll call of Officers: Majority Present with the exception of Dawn Pezzano, and
Kate DeBarberie

Minutes from June 4th, couldn't be read.

Acct Rec Report along with Treasurer's Report: Read and approved, 1st Steve Bailey, 2nd Kyle Smith
(copy attached)

No bills rec'd from approval.

Committee Reports: Dams (Steve Bailey)

Steve mention has applications for permits to lower the lakes, which should begin 11/2018 and
Start to refill by: 2/23/19

** 2 ft of board were removed from Braddock Dam, for the upcoming storms., Also found
Several sinkholes approx.. 2 ft from front of dam, tried to patch the best he could with
Filling with Rocks.

Activities: Diane Rode

Nothing had been planned waiting for the new board to be put in place.

Publicity: Marx Heller

Nothing to report

Elections: Marx (For Rachel Flickinger)

Results of new 2018/2019 Board of Trustees:

President:	Kyle Smith
1 st V. President:	Steve Slimm
2 nd V. President:	Stephen Naegle
Secretary:	Diane Rode
At Large:	Rick Sepe
At Large:	Tom Veneziale.

Marx Heller (out going President & acting Chairman of the Board of Trustees) administer
Oath of Office to the newly elected Trustees for 2018/2019.

Meeting than turned over to Kyle Smith/New President.

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Part 2: September 17,2018

p2

New trustee have taken seat.

President Kyle Smith, took over the meetings:

Roll call:

Kyle Smith (Here
Steve Slimm present
Steve Naegele
Diane Rode
Tom Veneziale
Rick Sepe

President report: July 24, 2017, elections were held by Atlantic county Court, Special Master, Jessica Pyryt voting system was set up by court outcome: 441/212 in favor of proposal.

12/4/17 order was made for adopting, and candidates for ballots were listed, 6 from Tier 1, 14 from Tier 2, and 2 from Tier 3

6/11/18 ballots were sent and needed to be returned by 6/30/2018

7/30/2018 New board was advised of the outcome

Votes were:

Tier 1: Kyle Smith, Steve Slimm

Tier 2: Diane Rode, Rick Sepe

Tier 3: Steven Neagele, Carole Schreffler (Mrs. Schreffler rescinded)

At Large: Tom Veneziale

8/5/2018 new board meet, to introduce ourselves.

8/20/18 board met and voted on officers

9/17/18 Our first monthly meeting, going forward to be held here at Folsom Hall, 1st Monday of each month, unless holiday.
Time: 7:00

We would like to thank the previous board, Marx Heller, John Besch, Steve Bailey, along with the rest of the board for all their time and energy with the Association.

We are under court order to move forward, which means were aren't here to hash up the old, but to move forward and proceed to get things underway to fix the dams, put new by laws in order.

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P3

That being said with have our hands full with legal fees, \$140,000.00 these aren't going away and need to be paid within 6 mo. So as stated it's going to be a hard couple of years. It's a new chapter, and were not here to complain,

Q: was asked if renters voted, advised only homeowners were to vote, and again voting system was set up by court, Atlantic County, Special Master, Jessica Pyryt

NEW BUSINESS:

Open position of treasurer to be filled, Rick Sepe, nominated Steve Slimm, 1 st : Tom Venezia, 2nd: Diane Rode Accepted & approved.

Q: was asked by Dr Tarmann stated he ran on tier 2, and would like to put his name in for the current position, advised we have an open position in Tier 3, if we cannot find a Tier 3 person, we will go back to the other tiers and see who has the next highest votes, and see if they would be willing to step up. We would keep him posted.

All board member **MUST BE PAID UP ON ALL DUES**, to meet to requirements to be on the board.

TREASURER:

2018 Budget \$140,000.00

6 mo the pay legal fees \$70,000,00 due by years end.

Insurance cost: \$30,000.00 , these are normally one time payment, but they are allowing Installment payments (which is a big help).

Fees for 2018 will only be for Maintenance fees. Dams fees will go into effect **for 2019.** These breakdowns were figured by the courts.

Tier 1/lakefront: 17% - 143 homes
Tier 2/non-lake wawa side: 72% - 759 homes
Tier 3/other side of BHP: 11% - 155 homes

Fees:	Maintenance Fees	Dams
Tier 1:	\$166.44	\$595.00
Tier 2:	\$132.81	\$474.00
Tier 3:	\$99.35	\$354.00

Fees are due, 12/31/18 you may approach our board concerning a payment plan. In the next couple of months we are planning on hiring an Management Company that will handle these billings and payments.

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Approval of budget: Motion made by: Tom Veneziale
Accept: 1st: Rick Sepe/ 2nd: Steve Naegele (accepted)

P4

LEGAL ORDER ISSUED:

CLCA name will remain the same

We now have a strong enforcement for collections, which would included: interest, last fees, attorney fees.

The courts provided us with list of homeowners and what Tier they fall in.

Any property in the rears needs to be brought up to current.

CLCA is required to repair, upgrade, and replace the said dams. Also to look into financing grants, we will have a special estimate for each year to see where we stand on our current dues.

ALL unpaid, CVA and CLCA will be paid by CLCA new board, both attorneys must be paid with in 6 mo. , we reached out to both attorneys for a fee reduction or payment plans. Only one attorney at this time has come forward and said they will accept \$1000.00/month payment with no additional interest until loan is paid in full. Haven't heard from the other one. After all lawyer fees are paid maintenance fees should decrease.

We have pages of lot/block, from the courts that state owners names, and TIERS. We are continuing to working thru, to make sure these are current. Please note, we are dealing with 3 municipalities.

All meetings will be held with: roberts rules of order

Kyle suggested that we set up 2 committees now:

Research dams: Rick Sepe

Explorer Maintenance/Management companies: Steve Slimm

R. Sepe:

Contacted state and has a contact person, stated that 2019 – 2% interest load, which revolves, will be available in March, and we would have to reapply for it.

When speaking with the gentlemen he was full aware of our situation and knew a lot about our lakes. No grants for private owner lakes are available thru the state.

He stated he will do everything in his power, to look for grant money, special loans/
Rick wanted to assure our residents that as long as he is a trustee, no one will never lose your home, if having financial troubles, come to us, behind closed meeting, everybody has financial problems now and then. Rick also asked Kyle if the CLCA has been audited, we have always, Kyle asked Marx to comment, Marx stated that Hager & Crawford does our taxes, and audits our books. The last Audit was done 2016, nothing since Motion was made to look into somebody else, that hasn't done our books before. We should explore other firms. Motion accepted/Rick will look for others.

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P5

WEBSITE:

Steven Naegele has been in contact with Eric Kertz, and Tim Mikolajczak. Eric is currently working on upgrading our Website free of charge. He has turned over all passwords on the account to Steve.

Plans for website development, putting all meetings, events, court order, online payment setup, automatic payments.

We are here to help, we can help to anyone interested to setup online payment, and we are hoping to be up and running by Oct 1.

Once we have a Management Company, people could pay by creditcards.

Payments can still be mailed-in to :

CLCA

PO Box 475

Williamstown, NJ 08094

Joe Trusanski, mention we could sell advertising to the local business and place their ads on our website.

Also new officers must meet with old officer and go to bank together for the transfer of all banking accounts.

It was brought up that we could/should contact local businesses in the area for donations, such as: South Jersey Gas, NJM, Catapillar, etc.

It was stated that people must be made aware that these fees go with the property, all homes sold, title companies should contact the CLCA for any dues against that particular property, these fees will then be taken care of during settlement. Title company can be held accountable.

Q: from the floor concerning our financial reports, newsletter, bylaws, minutes & Court orders. They were advised that all would be placed on our Website going Forward.

Paperwork on back table for email addresses to be entered, so that we can email newsletter.

NO Collection resolution has been adopted, yet, but we are held by legal court documents. And new bylaws that were written by Jessica Pyryt.

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P6

Ms Donna Sutts, question the length of the terms.

How long are the seats term: 2 years / 3 yrs.

Those members all paid up or current on payment plans; are eligible to vote.

She advised HOA, Management Co., have advantages, they enforce paidup... in over her 60 yrs, she believes our problems stemmed from non payment.

--- other. Advantages ...they would make sure properties were up keep ,if not, fined.....we aren't a HOA, so we couldn't do that.

She stated she is from Tier 3, and as we need another person from that tier, she would like to to be added as Trustee.

We the board were excited about that news, and advised Ms Sutts, that we would have to check to see if she meets the requirements, and that we would get back to her.

Rachel Flickenger question is there a time limit, that we have to meet to have all the dams done. Court orders stated we had 90 days, to start dam #1, which is Braddock Dam, and another every 2 years.

Question the 4th Dam -topless dam is in the best condition, this dam was repaired 35 yrs ago.

Also mention problems concerning the ATV's, advised to call the police.

DAMS:

Steve Slimm mention that he asked Steve Bailey continue on dam committee, and Steve Bailey has accepted.

Bids for the dams, we are working to see what kinds of numbers we get.

We have gone back to the original bidders: on construction and engineers.

Braddock was scheduled first replacement , Cushman 2nd, we're trying to see along with

The state if at all possible to do Cushman 1st, Reports received R D Zully, was lowest price on the dams.

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P7

PUBLICITY:

Joe Turanski asked about getting the website up, Joe offered his assistance.

Joe asked if he could place Info on his Facebook newsletter, Kyle advised It will be on our Facebook page, "Collings Lakes, NJ" news of current legal matters and , posting of trustees....but Joe was given permission to also post on his f/b page, Collings Lakes News.

Gabrielle:

Q: Any plans to make committees to recruit volunteers, it was stated yes She mention, that her and her mother clean up 1st beach, they posted on facebook and only could get 2 kids to help.

She remembers how (we) had beach cleanup days, community day with vendors, when police close road. She hopes that some committees will be formed in hopes we can have more of these old events.

Next meeting oct, 1, 2018.

Meeting Adjourn: 9:00 pm 1st: Steve Slimm 2nd: Rick Sepe.

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