

Collings Lakes Civic Association General Meeting Minutes Monday, December 7, 2020

Call to Order

The meeting was called to order by President, Kyle Smith, at 7:00 p.m. He asked all in attendance to join the Board in reciting the *Pledge of Allegiance* to the Flag. It was noted that, due to COVID-19, this meeting was held via Zoom.

Roll Call of Officers & Committee Chairpersons

President Kyle Smith addressed the roll call with the following Board Members being present: Kyle Smith, President; Stephen Naegle, 1st Vice President; Steve Slimm, Treasurer; Diane Rode, Trustee; and Tom Veneziale, 2nd Vice President; April Schauer, Secretary; and Donna Sutts.

Reading of Minutes from last meeting

Board Secretary April Schauer read the November 2, 2020 Meeting Minutes. President Kyle Smith asked the Board if there were any comments, questions or corrections, to which there were none. Steve Slimm made a motion to accept the Minutes of November 2, 2020, and Donna Sutts seconded. All Board Members were in favor to approve the Minutes.

Accounts Receivable Report

The Accounts Receivable Report was presented by Tom Veneziale who stated, through November 30, 2020, the account balances are as follows:

Late Fees	\$1,098.44
Legal Fees Collected	\$5,224.44
2020 Special Assessment	\$120.17
New Resident Set-Up Fee	\$450.00
Association Fee	\$1,829.78
Tier 2 Association Fee	\$2443.44
Tier 3 Association Fee	\$339.21
Tier 1 Association Fee	\$345.60
Tier 1 Dam Fee	\$1,039.74
Tier 2 Dam Fee	10,140.60
Tier 3 Dam Fee	\$1,567.84
Other Income:	
Interest Income	<u>\$130.72</u>
TOTAL INCOME	\$24,729.98

Kyle Smith called for a motion to accept the Accounts Receivable Report. April Schauer made a motion to approve the Report, and Steve Slimm seconded. All Board Members were in favor.

Treasurer's Report/ Bills for Approval

Steve Slimm stated that the following bills were paid during the month of November 2020:

Hill Wallack	\$24,105.70	October 2020 Legal Fees Collections
Lynn Veneziaie	\$1,000.00	Bookkeeper
	\$175.44	Supplies
My Tree Boyz	\$200.00	Beach Maintenance
Pennoni Associates	\$8,661.60	Engineer
RD Zeuli Inc.	\$100,000.00	Dams Contractor/Deposit
TD Bank	\$307.21	Returned Chargeback
	\$20.00	Returned Check Fee
Thomas Veneziaie	<u>\$74.99</u>	Supplies

TOTAL \$134,744.94

Steve noted that no invoices were received prior to November 30, 2020 from the attorney for the month of November. Steve Slimm presented the Treasurer's Report through November 30, 2020. The account balances were as follows:

Checking Account	\$65,939.40
Games of Chance	\$1,880.42
Money Market	\$29,524.06
Dams	<u>\$600,233.94</u>
ACCOUNTS' TOTAL	\$697,577.82

Steve also reported that 401 people have been sent to the Collections Attorney; 184 people have paid in full and have closed files; and 48 people are on payment plans resulting in \$10,200 per month ranging between six months to a year, with a majority of the payment plans ending on or around December 15, 2020. He further stated that \$350,560.41 is what is owed to CLCA for outstanding debt; \$344,857.82 has been paid out in legal fees, and the Collections Attorney has collected \$423,711.53. Steve also stated that there have been 194 signed liens, 21 money judgments, 32 default judgments, approximately 26 intent to foreclose letters and 11 foreclosure complaints on properties with no mortgage which has resulted in three complete payoffs, one that is approximately three-fourths paid off, and nine payment plans with significant money down. There have also been approximately nine wage executions, which have resulted in three complete payments, one is having wages garnished, another is being disputed, and three payment plans. By adding a step in the collections process of notifying the lien holder of the lien, an additional \$40,568.84 has been collected.

Kyle Smith called for a motion to accept the Treasurer's Report. April Schauer made the motion, and Tom Veneziaie seconded. All present were in favor.

Dams Update

Beth Grasso from Pennoni Associates was present for a portion of the meeting. Steve from RD Zeuli was not present.

Beth reported that we are still waiting for the final permit; however, the fish ladder has been approved, and Dam Safety is following up. Work is underway. Lastly, she stated that Zeuli has submitted drawings, and the calculations have been checked.

Committee Reports

Dams

Committee Chair Josh Anderson was not present but gave his report to Kyle Smith. Kyle stated that the lakes were lowered for the season and that he was happy to report that the dam work has started.

Grounds

Committee Chair Ashley Diguglielmo was not in attendance. No report was made.

Welcome Committee

Committee Chair Katherine Nodolski was not in attendance. No report was made.

Fundraising

Committee Chair Diane Rode stated that no information has been received back from the Boscov's discount, and she will continue to follow up.

President's Report

Kyle Smith stated that the Board's reorganization will take place on Monday, January 4, 2021 at 6:30 p.m. and then the regular Open Meeting will take place at 7 p.m.

Kyle also stated that he did some research regarding Venmo, which was something discussed at the last Open Meeting. He stated that this would not be a good avenue for CLCA as the Association is a non-profit and there is no way to provide tax receipts for any donations. He also stated that there is a weekly limit and no integration.

Lastly, Kyle wished everyone a happy holiday season. He stated that local holiday events would continue to be posted on CLCA's Facebook page.

Communications

None.

Old Business

No Old Business to report.

New Business

Report from the Ballot Counting Committee

Anna Marie LaRocca stated that at the November 6, 2020 meeting, she, Larry, Rachel and Amelia tallied the ballots for the Tier 2 election and then re-counted them. The results were as follows: Diane Rodes – 62 April Schauer – 84, and Nick Ninfa – 67. Kyle Smith stated that April, receiving the highest number of votes, would have the two-year term, and Nick, receiving the second highest number of votes would have the one-year term. April was then sworn into office, followed by Nick.

Kyle thanked Diane Rode, a CLCA long-term Board Member, for her participation on the Board. Diane Rode thanked her friends and family for helping her with many of the events such as Santa, Easter Egg Hunts, etc. She wished the Board her best.

As the Tier 1 and 3 representatives ran unopposed, April Schauer made a motion to accept the two Board Members, Steve Slimm and Donna Sutts, by acclamation; Tom Veneziaie seconded. A roll call vote was taken: April Schauer – yes; Tom Veneziaie – yes; Stephen Naegele - yes; Nick Ninfa – yes; Steve Slimm – abstained; and Donna Sutts – abstained. Kyle then swore Donna Sutts and Steve Slimm into office, each to serve a two-year term.

Trustee Reports

- Tom Veneziaie asked if it was still planned to do the baskets; Kyle stated he would like to. Donna stated that people are concerned that the funds would be taken from the CLCA accounts. Kyle assured that this was not the case and that the Board Members were willing to donate money from their own pockets to assist those in need. It was suggested that WalMart gift cards be given. Kyle stated that he would like Diane Rode to stay as a part of the Fundraising Committee.
- Stephen Naegele stated that the Shop was back on the website for payments; Steve Slimm stated that money has been received through it. Kyle stated that he would like to see CLCA merchandise available on the website. Rachel stated that she has CLCA cozies and would be willing to donate the inventory she has to help raise money for the Association. She stated that the cozies were sold for \$5.00 each. All cozie sales would be 100% to the CLCA as the Association originally purchased them.
- April Schauer had nothing to report but wished everyone a happy and healthy holiday season.
- Steve Slimm stated that the gate on the dam was up and locked; however, someone cut the lock which caused the depth to raise 10”. The gate has now totally be removed and a new lock has been purchased. Steve also stated that the CLCA is now in the process of going to 3rd party reporting to the credit bureau for those in arrears which will cause a flag and impact credit ratings. He noted that individuals communicate with the Board, there’s no problem, but for those who refuse to pay, our documents state that we are able to use any legal means available to collect the funds due to the Association. He stated that some people claim they don’t have any money yet they are seen driving new vehicles and owe the CLCA thousands of dollars.
- Donna Sutts had nothing to report.
- Nick Ninfa had nothing to report but was excited to be on the Board.

Open Floor to Members Questions / Comments / Issues.

One owner stated that there may be problems with the Lake Albert dam as it is leaning. Steve Slimm stated that we will try to make repairs for now. There will need to be an engineer’s report for that dam as well as the Lake George Dam.

Adjournment

President Kyle Smith stated that the next monthly meeting will take place on Monday, January 4, 2021 at 7 p.m., via Zoom. There being no further business to discuss, Steve Slimm made a motion to adjourn and April Schauer seconded. All were in favor. The meeting was adjourned at 8:03 p.m.

ACCOUNT BALANCES AS OF 11/30/20:

CHECKING:	\$65,939.40
GAMES OF CHANCE:	\$1,880.42
MONEY MARKET:	\$29,524.06
DAMS:	\$600,233.94
TOTAL:	\$697,577.82

8:01 PM
12/01/20
Cash Basis

Collings Lakes Civic Association
Profit & Loss
November 2020

	<u>Nov 20</u>
Ordinary Income/Expense	
Income	
LATE FEES	1,098.44
LEGAL FEES COLLECTED	5,224.44
2020 SPECIAL ASSESSMENT	120.17
NEW RESIDENT SET UP FEE	450.00
ASSOCIATION FEE	1,829.78
TIER 2 ASSOCIATION FEE	2,443.44
TIER 3 ASSOCIATION FEE	339.21
TIER 1 ASSOCIATION FEE	345.60
TIER 1 DAM FEE	1,039.74
TIER 2 DAM FEE	10,140.60
TIER 3 DAM FEE	1,567.84
OTHER INCOME	
INTEREST INCOME	130.72
Total OTHER INCOME	<u>130.72</u>
Total Income	<u>24,729.98</u>
Gross Profit	<u>24,729.98</u>
Net Ordinary Income	<u>24,729.98</u>
Net Income	<u><u>24,729.98</u></u>

8:07 PM
12/01/20

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

Type	Date	Num	Memo	Account	Clr	Split	Amount
HILL WALLACK							
Bill	11/13/2020	1582		ACCOUNTS PAY...		LEGAL FEES (COLLECTION...	-24,105.70
Bill Pmt -Check	11/13/2020	1582		TD OPERATING ...	X	ACCOUNTS PAYABLE	-24,105.70
LYNN VENEZIALE							
Bill	11/01/2020	1578		ACCOUNTS PAY...		ACCOUNTING/BOOKKEEPI...	-1,000.00
Bill Pmt -Check	11/01/2020	1578		TD OPERATING ...	X	ACCOUNTS PAYABLE	-1,000.00
Bill	11/23/2020	1584		ACCOUNTS PAY...		SUPPLIES	-175.44
Bill Pmt -Check	11/23/2020	1584		TD OPERATING ...	X	ACCOUNTS PAYABLE	-175.44
MY TREE BOYZ							
Bill	11/05/2020	1579		ACCOUNTS PAY...		BEACH MAINTENANCE	-200.00
Bill Pmt -Check	11/05/2020	1579		TD OPERATING ...	X	ACCOUNTS PAYABLE	-200.00
PENNONI ASSOCIATES							
Bill	11/07/2020	1580		ACCOUNTS PAY...		DAM ENGINEERING	-8,861.60
Bill Pmt -Check	11/07/2020	1580		TD OPERATING ...	X	ACCOUNTS PAYABLE	-8,861.60
RD ZEULI INC.							
Bill	11/06/2020	1577		ACCOUNTS PAY...		DAM CONTRACTOR	-100,000.00
Bill Pmt -Check	11/06/2020	1577		TD OPERATING ...	X	ACCOUNTS PAYABLE	-100,000.00
TD BANK							
Bill	11/18/2020	ACH		ACCOUNTS PAY...		RETURNED CHARGEBACK	-307.21
Bill Pmt -Check	11/18/2020	ACH		TD OPERATING ...	X	ACCOUNTS PAYABLE	-307.21
Bill	11/18/2020	ACH		ACCOUNTS PAY...		RETURN CHECK FEE	-20.00
Bill Pmt -Check	11/18/2020	ACH		TD OPERATING ...	X	ACCOUNTS PAYABLE	-20.00
THOMAS VENEZIALE							
Bill	11/13/2020	1581		ACCOUNTS PAY...		SUPPLIES	-74.99
Bill Pmt -Check	11/13/2020	1581		TD OPERATING ...	X	ACCOUNTS PAYABLE	-74.99

\$134,744.94