

**Collings Lakes Civic Association  
General Meeting Minutes  
Monday, February 1, 2021**

**Call to Order**

The meeting was called to order by President, Kyle Smith, at 7 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; Nick Ninfa, Trustee; and Tom Veneziale, 2<sup>nd</sup> Vice President; April Schauer, Secretary; and Donna Sutts.

Kyle Smith stated that at the Reorganizational Meeting last month, one position was left out, which was for the Accounts Receivable Representative. Steve Slimm made a motion to nominate Tom Venezia and Nick Ninfa seconded; Tom accepted and there were no other nominations. A roll call vote was taken, and all were in favor.

**Reading of Minutes from Last Meeting**

Board Secretary April Schauer read the January 4, 2021 Meeting Minutes. President Kyle Smith asked the Board if there were any comments, questions, or corrections, to which there was one on Page 2 under "Treasurer's Report" where it stated that the report was through November 30, 2020 and should have been December 31, 2020. Donna Sutts made a motion to accept the Minutes of January 4, 2021, Nick Ninfa seconded. All Board Members present were in favor to approve the Minutes.

**Accounts Receivable Report**

The Accounts Receivable Report was presented by Tom Veneziale who stated, through January 31, 2021, the account balances are as follows:

Late Fees	\$2,833.61
Legal Fees Collected	\$17,448.92
2020 Special Assessment	\$262.51
New Resident Set-Up Fee	\$200.00
Association Fee (Past Due)	\$1,284.64
.Tier 2 Association Fee	\$42,807.18
Tier 3 Association Fee	\$6,204.80
Tier 1 Association Fee	\$11,894.93
Tier 1 Dam Fee	\$35,565.82
Tier 2 Dam Fee	\$124,480.48
Tier 3 Dam Fee	\$20,387.56
Other Income:	
Interest Income	<u>\$100.77</u>
<b>TOTAL INCOME</b>	<b>\$263,471.22</b>

Kyle Smith called for a motion to accept the Accounts Receivable Report. Steve Slimm made a motion to approve the Report, and April Schauer 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 January 2021:

Bonnie Slimm	\$101.28	Memory Sticks
	\$23.53	Ink
		\$124,81 <i>Subtotal for Bonnie Slimm</i>
Hill Wallack	\$14,302.08	Legal Fees/Collections
Intuit CC Fee	\$30.01	Merchant Fees/Credit Card
	\$17.63	Merchant Fees/Credit Card
	\$22.72	Merchant Fees/Credit Card
	\$27.93	Merchant Fees/Credit Card
	\$8.19	Merchant Fees/Credit Card
		\$106.48 <i>Subtotal for Intuit CC Fee</i>
Lynn Veneziale	\$68.99	Ink
	\$1,000.00	Bookkeeper
		\$1068.99 <i>Subtotal for Lynn Veneziale</i>
Pennoni Associates	\$1,742.84	Dam Engineering
RD Zeuli	\$92,600.00	Dam Contractor
TD Bank	\$478.13	Returned Check/Chargeback
	\$20.00	Returned Check Fee
		\$498.13 <i>Subtotal for TD Bank</i>
Treasurer, State of New Jersey	<u>\$30.50</u>	Annual Report
<b>TOTAL</b>	<b>\$110,473.83</b>	

Steve also presented the Treasurer’s Report through January 31, 2021. The account balances were as follows:

Checking Account	\$97,400.42
Games of Chance	\$2,556.95
Money Market	\$60,007.84
Dams	<u>\$762,480.29</u>
<b>ACCOUNTS’ TOTAL</b>	<b>\$922,445.50</b>

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

**Dams Update**

Beth Grasso from Pennoni Associates was present for a portion of the meeting; she reported that the progress is going well. Even with the bad weather, it hasn’t impacted the schedule much. The next portion will be the installation of the piling. She also stated that she has two shop drawings to review which are for the concrete and rebar for the floor of the spillway. Lastly, she just received an invoice to review and should have that back over by tomorrow.

Steve from RD Zeuli was also present for a portion of the meeting and provided an update. Steve stated that it will take a day to prep before the piling installation; this is used to hold the spillway up/down. On February 8<sup>th</sup>, the rebar is scheduled for delivery and by the end of next week the concrete base should be underway and then the spill gate outlet. Steve also mentioned that they fly a drone to take photos or videos of the progress every Friday.

Beth also stated that Pennoni Associates would like to write an article on the dam construction. The CLCA would be able to review it before it is published, and it would also be made available for the community's publication.

It was also mentioned that the sleuth gate will not arrive until late March. This was ordered as quickly as possible; however, due to COVID, there is a delay. Zeuli is looking for other manufacturers and Pennoni is looking to see if, perhaps, an alternate size can be used. This gate is necessary to be installed before the water can be let back in to the lake. Both Beth and Steve said they will keep us updated on this matter.

Josh Anderson of the Dams Committee thanked both Beth and Steve for their efforts. Kyle stated that he can already see pride coming back to the Lakes due to this progress.

## **Committee Reports**

### **Dams**

Committee Chair Josh Anderson had no report.

### **Grounds**

Committee Chair Ashley Diguglielmo and Nick Ninfa recently met. Nick reported that they walked 1<sup>st</sup> and 2<sup>nd</sup> Beach. They hope to plan another clean-up in mid-March. They would like to see the swing set moved closer to the beach; however, Steve Slimm stated that would be difficult to do because it is concreted into the ground. Ashley and Nick would also like to see the container relocated, perhaps closer to the abandoned house. With regard to 2<sup>nd</sup> beach, the area needs to be cleared of the overgrowth and noted the trash can is falling apart. Kyle and Steve noted that new trash cans would be purchased when the beaches were reopened. Nick also spoke about the basketball court area where, perhaps, another swing set could be placed and purchased through a fundraiser. Steve Slimm noted that \$2,500 was given to CLCA by South Jersey Gas for such an item; however, the Association must match the cost. Lastly, Nick stated that perhaps a kick-off event could take place once the beach reopens, with something like a Corn Hole Tournament in the spring. Kyle stated these are all great ideas; however, COVID restrictions may prevent some of the ideas.

Ashley added that there is a concern at the "tall dam" and requested that guard rails be placed there as there is a safety issue. Steve Slimm stated that the Cushman dam is the next dam to be addressed and there are signs on each side that say "No Trespassing/Federally Protected Waterway".

### **Welcome Committee**

Committee Chair Katherine Nodolski stated that she found an app, Next Door, that shares neighborhood events, activities, etc. Josh Anderson stated the app is like the Lakers4Life Facebook page.

### Fundraising

Committee Chair Donna Sutts stated that she had nothing. Kyle asked Donna to work toward another 50/50.

### President's Report

Kyle Smith stated that it is great to see the dam progress. He also offered that the Board is still trying to find financing to assist with the Cushman dam as quickly as possible so we can move to that dam shortly after Braddock is finished.

### Communications

None.

### Old Business

No Old Business to report.

### New Business

No New Business to report.

### Trustee Reports

- Donna Sutts requested that everyone take a moment to reflect on the person's life that was lost at Wawa over the weekend.
- April Schauer – nothing to report.
- Tom Veneziale – nothing to report.
- Nick Ninfa – nothing to report.
- Steve Naegele stated that the website is up-to-date but the shop for making payments will be removed tomorrow.
- Steve Slimm stated that PayPal will be shut down on February 2 and that a late fee of 15% will be added now. He also stated that 35 people have not paid and have been sent to the attorney. Steve also noted that the collections are going well, and reiterated that we are still looking for financing of \$1 million, but it hard to find because CLCA has no collateral. Kyle Smith reminded everyone that payments can be dropped at the Treasurer's home where there is a locked box to place them in, or payments could be sent to the PO Box.

### Open Floor to Members Questions / Comments / Issues.

Donna Sutts asked if the 35 properties sent to the attorney were already behind. Steve Slimm stated that a few were and others were new Owners.

A resident from Tier 2 thanked the Board for their hard work in getting the dam work going and offered to help, if help were needed.

### Adjournment

President Kyle Smith stated that the next monthly meeting will take place on Monday, March 1, 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 7:50 p.m.

11:27 AM  
01/31/21  
Cash Basis

Collings Lakes Civic Association  
Profit & Loss  
January 2021

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	<u>Jan 21</u>
Ordinary Income/Expense	
Income	
LATE FEES	2,833.61
LEGAL FEES COLLECTED	17,448.92
2020 SPECIAL ASSESSM...	262.51
NEW RESIDENT SET UP F...	200.00
ASSOCIATION FEE - PAST DUES	1,284.64
TIER 2 ASSOCIATION FEE	42,807.18
TIER 3 ASSOCIATION FEE	6,204.80
TIER 1 ASSOCIATION FEE	11,894.93
TIER 1 DAM FEE	35,565.82
TIER 2 DAM FEE	124,480.48
TIER 3 DAM FEE	20,387.56
OTHER INCOME	
INTEREST INCOME	100.77
Total OTHER INCOME	<u>100.77</u>
Total Income	<u>263,471.22</u>
Gross Profit	<u>263,471.22</u>
Net Ordinary Income	<u>263,471.22</u>
Net Income	<u><u>263,471.22</u></u>

11:45 AM  
01/31/21

**Collings Lakes Civic Association  
Transaction List by Vendor  
January 2021**

Type	Date	Num	Memo	Account	Clr	Split	Amount
<b>Bonnie L Slimm</b>							
Bill	01/05/2021	1594		ACCOUNTS PAY...		SUPPLIES <i>Memory Sticks</i>	-101.28
Bill Pmt -Check	01/05/2021	1594		TD OPERATING ...	X	ACCOUNTS PAYABLE	-101.28
Bill	01/27/2021	1598		ACCOUNTS PAY...		SUPPLIES <i>INK</i>	-23.53
Bill Pmt -Check	01/27/2021	1598		TD OPERATING ...		ACCOUNTS PAYABLE <i>\$124.91</i>	-23.53
<b>HILL WALLACK</b>							
Bill	01/05/2021	1593		ACCOUNTS PAY...		LEGAL FEES (COLLECTION...	-14,302.08
Bill Pmt -Check	01/05/2021	1593		TD OPERATING ...	X	ACCOUNTS PAYABLE	-14,302.08
<b>INTUIT CC FEE</b>							
Bill	01/13/2021			ACCOUNTS PAY...		MERCHANT FEES (CREDIT ...	-30.01
Bill Pmt -Check	01/13/2021			TD OPERATING ...	X	ACCOUNTS PAYABLE	-30.01
Bill	01/21/2021			ACCOUNTS PAY...		MERCHANT FEES (CREDIT ...	-17.63
Bill Pmt -Check	01/21/2021			TD OPERATING ...	X	ACCOUNTS PAYABLE	-17.63
Bill	01/21/2021			ACCOUNTS PAY...		MERCHANT FEES (CREDIT ...	-22.72
Bill Pmt -Check	01/21/2021			TD OPERATING ...	X	ACCOUNTS PAYABLE	-22.72
Bill	01/25/2021			ACCOUNTS PAY...		MERCHANT FEES (CREDIT ...	-27.93
Bill Pmt -Check	01/25/2021			TD OPERATING ...	X	ACCOUNTS PAYABLE	-27.93
Bill	01/29/2021			ACCOUNTS PAY...		MERCHANT FEES (CREDIT ...	-8.19
Bill Pmt -Check	01/29/2021			TD OPERATING ...	X	ACCOUNTS PAYABLE	-8.19
<b>L VENEZIALE-NON 1099 ITEMS</b>							
Bill	01/02/2021	1591		ACCOUNTS PAY...		INK	-68.99
Bill Pmt -Check	01/02/2021	1591		TD OPERATING ...	X	ACCOUNTS PAYABLE	-68.99
<b>LYNN VENEZIALE</b>							
Bill	01/02/2021	1589		ACCOUNTS PAY...		ACCOUNTING/BOOKKEEPI...	-1,000.00
Bill Pmt -Check	01/02/2021	1589		TD OPERATING ...	X	ACCOUNTS PAYABLE	-1,000.00
<b>PENNONI ASSOCIATES</b>							
Bill	01/07/2021	1595		ACCOUNTS PAY...		DAM ENGINEERING	-1,742.84
Bill Pmt -Check	01/07/2021	1595		TD OPERATING ...	X	ACCOUNTS PAYABLE	-1,742.84
<b>RD ZEUILI INC.</b>							
Bill	01/19/2021	1596		ACCOUNTS PAY...		DAM CONTRACTOR	-92,600.00
Bill Pmt -Check	01/19/2021	1596		TD OPERATING ...	X	ACCOUNTS PAYABLE	-92,600.00
<b>TD BANK</b>							
Bill	01/28/2021			ACCOUNTS PAY...		RETURNED CHARGEBACK	-478.13
Bill	01/28/2021			ACCOUNTS PAY...		RETURN CHECK FEE	-20.00
Bill Pmt -Check	01/28/2021			TD OPERATING ...	X	ACCOUNTS PAYABLE	-20.00
Bill Pmt -Check	01/28/2021			TD OPERATING ...	X	ACCOUNTS PAYABLE	-478.13
<b>TREASURER, STATE OF NEW JERSEY</b>							
Bill	01/02/2021	1592		ACCOUNTS PAY...		ANNUAL REPORT	-30.50
Bill Pmt -Check	01/02/2021	1592		TD OPERATING ...	X	ACCOUNTS PAYABLE	-30.50

*\$106.48*

*110,473.83*

**COLLINGS LAKES CIVIC ASSOCIATION BANK ACCOUNT FOR 1/31/21:**

**CHECKING: \$97,400.42**

**MONEY MARKET: \$60,007.84**

**DAMS: \$762,480.29**

**GAMES OF CHANCE: \$2,556.95**

**TOTAL: \$922,445.50**