

**Collings Lakes Civic Association
General Meeting Minutes
Monday, May 3, 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; Tom Venezia, 2nd Vice President; Donna Sutts, Trustee; and April Schauer, Secretary.

Reading of Minutes from Last Meeting

Board Secretary April Schauer read the April 5, 2021 Meeting Minutes. President Kyle Smith asked the Board if there were any comments, questions, or corrections, to which there was none. Nick Ninfa made a motion to accept the Minutes of April 5, 2021, Tom Venezia seconded. All Board Members were in favor to approve the Minutes.

Accounts Receivable Report

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

Late Fees \$6,049.57 Legal Fees Collected \$12,952.49 2020 Special Assessment \$283.90 New Resident Set-Up Fee \$63.53 Association Fee (Past Due) \$1,296.00
Tier 2 Association Fee \$6,009.24 Tier 3 Association Fee \$1,255.01 Tier 1 Association Fee \$677.79 Tier 1 Dam Fee \$6,961.55 Tier 2 Dam Fee \$31,832.34
Tier 3 Dam Fee \$4,975.16 Other Income:
Interest Income \$60.50
TOTAL INCOME \$72,417.08

Kyle Smith asked if there were any questions about the Accounts Receivable Report. Kyle then called for a motion to accept the Accounts Receivable Report. Steven Slimm made a motion to approve the Report, and Stephen Naegele 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 April 2021:

Bonnie Slimm \$27.71 Ink
Lynn Venezia \$1,000.00 Bookkeeper
Pennonni Associates \$4,254.00 Dam Engineering
RD Zeulli \$152,000.00 Dam Contractor
TOTAL \$157,281.71

Steve also presented the Treasurer's Report through April 30, 2021. The account balances were as follows:

Checking Account \$142,247.64 Games of Chance \$2,825.60 Money Market
\$800,33.45 Dams \$41,962.91 **ACCOUNTS' TOTAL \$642,069.60**

Kyle Smith called for a motion for the Treasurer's Report; April Schauer made the motion, and Nick Ninfa seconded. All Board Members were in favor.

Dams Update

Beth Grasso, our engineer, stated that the sluice gate has been installed and that the fish ladder has been ordered. Work is pending on the second spillway. DEP approval is pending, which can take some time. Beth noted that everything should be done by the Memorial Day holiday, subject to the DEP approval.

Steve Zeulli confirmed that the sluice gate had been installed and the coffer dam sheathing has started to be removed; this had been the bypass. The secondary spillway is being completed and should be done this week. Cleanup will be starting within the next week. The driveway on the Blackhorse Pike will be repaired when all the construction is completed.

Drone video footage has been taken throughout the project and will be compiled through Beth Grasso's office. If any homeowners have any footage they would like to have included, it can be if they sign a release.

Beth Grass also offered that the timeline for the fish ladder is long (approximately 10 weeks) out; as a result, the elevation of the water will be lower by a few inches. Once the fish ladder comes in, it will take approximately one week to install at which time, the water in the lake may have to be lowered for that installation.

Boat ramps will be installed on both Braddock and Cushman sides.

Committee Reports

Dams

Committee Liaison Steve Slimm stated that all looks good at Lake Albert. He also stated that the front of the Lake George Dam must be rebuilt as there are boards that have deteriorated.

Grounds

Committee Liaison Nick Ninfa stated 6 of each can has been delivered and that are being stored in the trailer. Locks and chains will need to be purchased, and Nick stated that he would work on that. Kyle Smith thanked Nick for his efforts in obtaining these cans from the ACUA at no cost. Nick stated that the pine needles need to be cleaned up.

Donna Sutts stated that Fourth Beach was cleaned up by Girl Scouts.

Welcome Committee

Kathryn Nodolski stated that she needs a new list. As Kathryn will be going away, the list will be supplied to her after she returns on or around July 1, 2021.

Fundraising

Donna Sutts reported that there will be no flower sale for Mother's Day; however, the Committee is considering one in the fall with mums. Kyle encouraged the Committee to work toward that. Donna also stated that \$250 was made for the Easter Flower Sale. Kathryn Nodolski and Beth Anderson stated that they would volunteer for the fall mum sale.

President's Report

Kyle Smith reported that Folsom Environmental has vests, etc. for the next clean up. Kyle read a letter he received from Folsom's Environmental Committee (next page)

Mayor: Greg Schenker
Patricia M. Gatto Phone: 609-561-3178 Municipal Clerk Fax: 609-561-5821

February, 2021

To: Kyle
From: Greg Conway (councilman)
Re: Adopt A Spot Program

Dear Kyle,

The intent of this program is to encourage businesses, organizations, and individuals to participate in a beautification and litter clean up of a designated public area in Folsom Borough. Regular maintenance such as mowing grass, trimming bushes, cleaning up litter, or even planting flowers in beds would be your responsibility twice a month or possibly weekly if needed during spring or summer.

In return for your generosity, the Borough would place a sign with your business name or group in the lot you are maintaining. You only need to pay for the sign (average cost is \$13 to \$18 depending on size.) The Borough would supply the post and secure it in place.

Public areas may include parks, islands, vacant lots owned by the town, parking lot, or any publicly held land.

I hope you consider this project which would enhance our town and serve as an advertisement for you. Some residents will hopefully select your lawn care business when looking for someone to do their yard.

There is a simple agreement which I would send to you if you decide to participate. It enumerates requirements such as completing a simple report logging hours spent each month and the number of participants involved as well as the date, then sending the information to the Folsom Environmental Commission.

Respectfully,
Greg Conway

The Board will discuss this at a later date.

Kyle stated that Braddock should be complete by Memorial Day, which was confirmed earlier by our professionals. Paperwork is being supplied to financial institutions for the Dam. Lastly, Kyle is looking to have a newsletter out by the end of the month.

Communications

None.

Old Business

No Old Business to report.

New Business

Kyle Smith stated that it is time to put together an Election Committee to oversee the Ballot Counting Committee. He asked Donna Sutts and April Schauer if they would be willing to oversee this process; both Donna and April said they would. He stated that the next step would be to put together the Committee and work with Ashley at the attorney's office. Any questions about the election process should go to Donna or April as Kyle's term is up for election this year.

Trustee Reports

- Steve Slimm – stated that he has been working with various banks for the past 4 months with one bank offering a construction loan and he may receive a response as early as May 4th with the terms being interest only/no principal and for \$1,000,000.00. Steve also reported that there was recently a quad on First Beach and noted that videos and photos were taken of it.
- Stephen Naegele – The 50/50 tickets are in, and some people have already picked up tickets to sell. He noted that the website is down right now, but he is working on getting it back up as quickly as possible. If anyone would like to receive the newsletter, emails should be supplied to him. He noted that he also uses the emails for notification of upcoming meetings.
- Nick Ninfa – nothing to report.
- Tom Veneziale – nothing to report.
- April Schauer – nothing to report.
- Donna Sutts – nothing to report.

Additional comments from Board Members:

- Steve Slimm stated that the Association's insurance renewal is coming due; he is checking with multiple agencies for quotes.

• Kyle stated that he had a “chat” comment pop up to which he answered that he had checked with Abco for a loan; however, they had nothing available for a 501c3 or Civic Association. • Steve Slimm stated that it has been difficult for us because homeowners’ associations typically have assets (buildings, Clubhouses, etc.) to use as collateral; however, we do not have anything as the lakes are not considered collateral. Steve further offered that the construction loan that is being sought requires us to pay interest only on the monies that are paid out and that the financial institution will pay directly to the vendor. If that is the case, we may be able to pay this off in a shorter term. With the information Steve has seen so far, the payments would be approximately \$14,000/month, and as a result, it may be possible to drop down the assessment payments. • Kyle Smith stated that 50/50s can be sold by anyone, not just Board Members.

Open Floor to Members Questions / Comments / Issues.

There was a question from a Tier 1 member asking if First Beach would be open for the summer and if there should be a lifeguard. Kyle Smith stated he was unsure at this time as water testing would need to be done.

A Tier 2 member stated she had an idea to create a time capsule and place it in the dam including the before and after of the dam, old pictures of Collings Lakes and the surrounding area, etc. Kyle Smith felt this was a great idea; however, the information would need to be gathered quickly as the project is coming to a close. He asked the member to reach out to him privately to work on this.

Adjournment

President Kyle Smith stated that the next monthly meeting will take place on Monday, June 7, 2021 at 7 p.m., via Zoom. There being no further business to discuss, April Schauer made a motion to adjourn, and Steve slimm seconded. All were in favor. The meeting was adjourned at 7:55 p.m.