

Collings Lakes Civic Association

General Meeting Minutes

Monday, March 4, 2024

**Call to Order**

The meeting was called to order by President, Steve Slimm. He asked everyone to stand for *The Pledge of Allegiance* to the Flag. The meeting was held at the Folsom Borough as well as Zoom.

**Roll Call of Officers & Committee Chairpersons**

Present were 1<sup>st</sup> VP, Donna Sutts, Carol Weldon, At Large, Lynn Veneziaie, Tier 3, Don Saunders and President, Steve Slimm

President Steve Slimm stated that at the end of the meeting we will have time for people to speak. Someone from the audience asked a question- hard to hear what was said by that person, it appears it had to do with recording of the meeting by the sound of Steve Slimm's response. Again, a lot of chatter coming from the audience to the members of the board, who are answering/responding to their question/concern. Mark 00:06:07 no video, just audio. Mark 00:06:27 audio and video. Audio and Video dropped back out at 00:06:31-00:06:48

**Statement Read by 1<sup>st</sup> Vice President Donna Sutts**

Audio & Video resumes at mark 00:06:48 Addressing Unanswered email(s)

1<sup>st</sup>-Replied all- most of us received phone calls, text and messages from people who did not want to be included. The board is unsure where the email list came from, however those people stated they were added without their permission. Donna felt that she would not continue with that group.

2<sup>nd</sup>- Someone's email attached to the that group keeps getting reported from Google as suspicious. Suspiciously trying to get into the Collings Lakes email- unsure if that email has a virus. Or if someone is trying to do something that shouldn't have.

Question: Are we firing H&S?

Answer: Absolutely not, we would never fire them until the 6 months was up. What we have done is try to reign in their bills. Let's clarify for everybody, we were told, and I don't remember who started this, told us that Tiffany was a CPA, she is not a CPA. She is the Director for H&S in Voorhees, that particular office is only 2-1/2 years old now. There is a QuickBooks expert there and her name is Jen and she has been working with us now. We are kind of divvying up what we think is a waste of money. Mailing task that the board can do. They are working on getting us the correct reports and create reports that we want them to, we have January & February today and its an entire Expense Report not just an A/R report. We as board totally agree that a 3<sup>rd</sup> party needs to collect our money, however, we are not sure that the 3<sup>rd</sup> party needs to write the check, they charge us a lot of hours to write those checks that are basically 5 or 6(someone from the audience asked how much) Donna responded with they charge us \$75.00 per hour and they told us it was 2-1/2 hours.

Reiterated by board member that we were not taking questions until the end. Donna is extremely excited about the “checks and balances” that we are able to put in place. Our Attorney Gregg told us that every board member that has ever sat on this board, while you were on the board should have access to view QuickBooks, so we are correcting that, access to VIEW doesn’t mean you all have the right to go in there. We have now been told to implement that bookkeeping process do not receive the bank statement until it is reviewed by a board member. What they board member is looking for is the checks that are older than 30 days, they need to be processed or should be processed within 30 days of them being sent out, we are also looking for deposits that are older than 5 days, any check number that is out of order. Again, we were told by these QuickBooks experts that we should not have 2 sets of check numbers. We should be able to see the proper sequence of check numbers. There is a lot of changes with QuickBooks and H&S that we are going to undertake, hopefully you will be excited and respect those changes.

Next: Filling Tier 1 & Tier 2

Donna spoke to Beth Anderson personally and she is on board, she is serving right now on our Fundraising Committee. Applications for both Tier 1 & Tier 2. Applications must be in out possession by March 20<sup>th</sup>, they will be interviewed and voted on in public at the next meeting.

Next: Problem with ways things have been communicated

As discussed in our Executive Meeting is all announcements that are that important with be announced in person first, emailed to everybody 2<sup>nd</sup> and then and only then, if necessary, go on social media. Evidently, there are too many rumors.

Any person wishing to be on the board should email the Collings Lakes email @ [CollingsLakes@CollingsLakes.org](mailto:CollingsLakes@CollingsLakes.org) or Steven Slimm @ [smslimm@collingslakes.org](mailto:smslimm@collingslakes.org)

Steve stated he had paperwork if anyone was interested in being a Tier Rep

\*Note: Motion made after Dams update: Circled back by Donna for Tier Reps Mark 29:15

Motion: to accept applications for Tier 1 & 2 reps, seconded by Don Saunders.

Roll call: Carol-Yes, Lynn-Yes, Don-Yes, Donna-Yes, Steve-Yes

### **Dams Update with Beth Grasso**

Cushman Dam Progress. Getting close to getting punch list together. Had a visit from DEP on 2/16/24- They had some questions/concerns, those were addressed today (3/4/24) in a letter.

Ref: NJDEP File No. 31-98

The 3 questions were:

Length of the ACB (Articulated Concrete Block)

Change to Spillway. Concrete had degraded/delaminated more than they had expected. Put in a change order and design, submitted to DEP, which was sat on for almost 6 weeks and Beth authorized the contract to move forward. Bath had to write some information as they did not have their full approval, although it had been discussed and paperwork was sent in. Submitted was the

plan showing the rebar, and what is needed to get it rebuilt, documenting that they aren't changing the flow conditions.

Diversion Pipes: Contractor bypassed the dam using (4) 36" concrete pipes, DEP had some questions. At the contractor's own expense used more concrete, will use sheathing and concrete to back fill them and then more sheathing in front so no water will pass through. That has been submitted to the DEP. Waiting to hear back but from an engineering standpoint, it's good.

### **George & Albert:**

Studying George & Albert

Working on the concept so far, all the Geotechnical analysts have a report for that. Survey completed, water survey, hydrology analysis under way. When that is finished, will come up with size and layout most economical for the dam, they will go through that and submit to the DEP, probably 2 months away. Once approved by the DEP/Dam Safety, they have to submit that to the Pinelands, the preliminary design, DEP is involved during the design. Preliminary design earliest, Fall. Most likely we will be replacing George, it is a wood spillway. The walls are leaning and has been tied back before, but still leaning, missing board section and is not in good shape. Albert, might have some life in Albert. Will need to do a test where the bore through concrete to see what's underneath, fix the sleuth gate and fix other things, and provide some protection. Could get another 25-50 years out of that. Most cost effective and do an analysis on the boring to determine how long it could last. Will do report and update their findings.

Beth opened floor to members for questions relating to Dam:

Annmarie-Tier 1

Q: Verizon Easement" where do you stand with that" Update?

A: will have to reach out and shake them up

2<sup>nd</sup> Q: when you do work on Lake George, do you have to lower Lake Albert also?

A: Maybe, depending on what kind of structures are getting put in, will be determined most economical solution. They will want us to do upstream first, they will want us to do George before Albert.

Joseph McGee-Tier 1

Q: hard to hear actual question

A: We have to get through the punch list to finish up, plant grass seed, solve the ACB, will send a completion report along with some data, then the DEP/Dam Safety reviews it, then they will come out and do an inspection themselves, then they will give us permission to raise the (?)

The goal is to get the lake up late spring early summer, thinks its still doable. Beth is unsure if anyone has been out there but the dam itself is done. Concrete is poured, sleuths gate is done for raise/lower, just a matter of sealing up those secondary pipes and finish the ACB over the top, it has to go over the toe a little bit further, so you do get the undermining. If you are seeing like on Braddock, the water goes over these spillways, goes into a settling pool, creates a turbulence and if

you don't mitigate that turbulence, it will start to erode the bottom of the dam, toe of the dam, it erodes to the upstream side, so they want more ACB, so working on a plan for. Also, Verizon needs to pull their wire, everything is ready for them, just a matter of them getting out there to pull their wire.

Donna Sutts-Tier3

Q: Did we get a list from Verizon as to what they were doing and what they were charging/charged us to do?

A: We have an outline-yeah

Donna- can we revisit that as I feel that there are some things that they may or may not have done.

Beth: It changed from the very beginning, requested that Donna send her an email.

Carmello Saracino-Tier 2

Thanked everybody for working hard and diligently getting the dams and lakes prepared, looks really good.

Q: With the increase in cost, do you see an increase in yearly payments for the residents.

A: Donna, we are trying absolutely not to, as long as we can get them finished utilizing our loan

Q: How far along are we on the progress of them?

A: Donna, Cushman complete, working on 2, still have 3 & 4, I would say we are 50%

Q: Out of the number of homes, percentage current?

A: Donna, that is what we are trying to figure out right now with H &S

### **Reading and Approval of Minutes of previous meeting**

Minutes were read by Carol Weldon

Corrections to Feb minutes: Keegan Justin-is Keegan Smith Tier 2

Motion was made to approve minutes with corrections made- All in favor- Motion passed- corrections are attached on this as well.

Keegan Smith Tier 2 had questions regarding minutes not capturing conversation that was not heard by the board nor recorded on Zoom. She stated that she was called a derogatory name by a board members spouse and asked to "shut up."

Keegan also stated that it was stated at the last meeting that confidentiality agreements were signed- they in fact ARE NOT. WE do not have NDR or Confidentiality Agreements. The board was accused of lying about that. Overtalking and shouting commenced. Steve Slimm put a stop to it and had only Keegan speak. Keegan had questions/statement she felt were not added to the minutes.

Ref Beth Anderson: we addressed that we would open the tiers up to the public to send in applications: that satisfied that question.

Why was the attorney here: to reiterate, no NDR nor confidentiality agreements were signed by anyone on the 2024 board. The attorney held a meeting with us prior to last month's meeting to explain that we hold confidentiality, and this board will not disclose confidential information held at those meetings, that includes past and future board members. Missing from these minutes will be the debate over hypothetical situations- it was clearing up questions Keegan had and to dispel rumors and innuendos made. Debate continues regarding good standings with members. Lynn spoke up regarding not knowing that the attorney would be here and would not have agreed to it because of the cost for the attorney.

We can only capture minutes/audio of what is recorded via Zoom.

Butch Perna Tier 2

Stated that Steve Slimm stated we had signed Confidentiality Agreements, and it was addressed and cleared up by Steve that in fact, we had not, and he misspoke.

Shane Schneeman-Tier 2

Q: I have a question: the meeting with the lawyer prior to the last meeting, I know a lot about it, I guess I'm not allowed to know about it because I'm married to someone who was the ex-president and also my brother in law George, who lives directly behind my house. Donna- you might not want to talk anymore.

Shane: no, no, you're going to tell me not to ask (Donna, you may not want to say anything to jeopardize them) Shane: oh no its not, I'm going to protect them.

So, there was a meeting with the lawyer prior to here (Donna, yes) Shane: there was, Was George at that meeting? (Donna/Steve, Yes) Shane: was he there at the same time as you guys? (Donna, yes) Shane: or was he way late? (Steve, he was there for the meeting with the lawyer)

Donna: prior to the lawyer meeting, we talked about lifeguards prior to him getting there but the attorney didn't speak until George was present.

Shane: then you guys agreed unanimously to keep it between you guys (Steve-yes) Shane: hand to God, 100%? (Donna, he (George) agreed to make it work.

## **Accounts Receivable Report**

Treasurer's Report

<b>Collings Lakes Civic Association</b>	
<b>Statement of Activity</b>	
<b>January 2024</b>	
	<b>Total</b>
<b>Revenue</b>	
LATE FEES	2,936.30
NEW RESIDENT SET UP FEE	200.00
OTHER INCOME	30.16
2020 SPECIAL ASSESSMENT	20.00
ASSOCIATION FEE	129.00
INTEREST INCOME	460.61
<b>Total OTHER INCOME</b>	<b>\$ 639.77</b>
TIER 1 ASSOCIATION FEE	7,023.58
TIER 1 DAM FEE	27,568.78
TIER 2 ASSOCIATION FEE	28,624.12
TIER 2 DAM FEE	108,780.81
TIER 3 ASSOCIATION FEE	5,233.97
TIER 3 DAM FEE	19,947.39
Unapplied Cash Payment Income	6,896.80
<b>Total Revenue</b>	<b>\$ 207,851.52</b>
<b>Gross Profit</b>	<b>\$ 207,851.52</b>
<b>Expenditures</b>	
Bad Debt Expense	4,084.29
BANK SERVICE CHARGE	
RETURNED CHARGEBACK	
RETURN CHECK FEE	15.00
<b>Total RETURNED CHARGEBACK</b>	<b>\$ 15.00</b>
<b>Total BANK SERVICE CHARGE</b>	<b>\$ 15.00</b>
INTEREST EXPENSE	599.52
OFFICE	
INTERNET - ZOOM MEETING	17.05
QUICKBOOKS SUBSCRIPTION	200.00
<b>Total OFFICE</b>	<b>\$ 217.05</b>
PROFESSIONAL FEES	
ACCOUNTING/BOOKKEEPING FEES	3,543.75
LEGAL FEES (GENERAL COUNSEL)	30,472.77

Total PROFESSIONAL FEES	\$ 34,016.52
UTILITIES	
ELECTRIC	100.11
Total UTILITIES	\$ 100.11
Total Expenditures	\$ 39,032.49
Net Operating Revenue	\$ 168,819.03
Other Revenue	
LEGAL FEES COLLECTED/REIMBURSEMENTS	8,183.55
Total Other Revenue	\$ 8,183.55
Net Other Revenue	\$ 8,183.55
Net Revenue	\$ 177,002.58

Friday, Mar 01, 2024 09:10:50 AM GMT-8 - Cash Basis

Motion to Pass January A/R- Passed

## Collings Lakes Civic Association Statement of Activity

February 2024

	Total
Revenue	
LATE FEES	1,687.01
NEW RESIDENT SET UP FEE	200.00
OTHER INCOME	53.25
ASSOCIATION FEE	50.00
INTEREST INCOME	452.78
Total OTHER INCOME	\$ 556.03
TIER 1 ASSOCIATION FEE	2,934.88
TIER 1 DAM FEE	11,274.41
TIER 2 ASSOCIATION FEE	13,183.53
TIER 2 DAM FEE	50,554.99
TIER 3 ASSOCIATION FEE	2,157.38
TIER 3 DAM FEE	8,225.03
Unapplied Cash Payment Income	1,568.79
Total Revenue	\$ 92,342.05
Gross Profit	\$ 92,342.05
Expenditures	
BANK SERVICE CHARGE	

<b>RETURNED CHARGEBACK</b>	
<b>RETURN CHECK FEE</b>	60.00
<b>Total RETURNED CHARGEBACK</b>	<b>\$ 60.00</b>
<b>Total BANK SERVICE CHARGE</b>	<b>\$ 60.00</b>
<b>CORPORATION FEES</b>	
<b>Licenses &amp; Permits</b>	30.50
<b>Total CORPORATION FEES</b>	<b>\$ 30.50</b>
<b>INSURANCE</b>	
<b>BONDING INSURANCE</b>	409.00
<b>Total INSURANCE</b>	<b>\$ 409.00</b>
<b>INTEREST EXPENSE</b>	599.33
<b>OFFICE</b>	
<b>Computer Purchase</b>	1,828.54
<b>INTERNET - ZOOM MEETING</b>	17.05
<b>QUICKBOOKS SUBSCRIPTION</b>	222.95
<b>SUPPLIES</b>	1,724.42
<b>Total OFFICE</b>	<b>\$ 3,792.96</b>
<b>PROFESSIONAL FEES</b>	
<b>ACCOUNTING/BOOKKEEPING FEES</b>	5,287.50
<b>LEGAL FEES (COLLECTIONS)</b>	30.00
<b>Total PROFESSIONAL FEES</b>	<b>\$ 5,317.50</b>
<b>Total Expenditures</b>	<b>\$ 10,209.29</b>
<b>Net Operating Revenue</b>	<b>\$ 82,132.76</b>
<b>Other Revenue</b>	
<b>LEGAL FEES COLLECTED/REIMBURSEMENTS</b>	6,171.60
<b>Total Other Revenue</b>	<b>\$ 6,171.60</b>
<b>Net Other Revenue</b>	<b>\$ 6,171.60</b>
<b>Net Revenue</b>	<b>\$ 88,304.36</b>

Friday, Mar 01, 2024 09:05:08 AM GMT-8 - Cash Basis

Motion to Pass February A/R- Passed

Bank Balances

<b>Balances as of 3/1/2024</b>		
<b>Account</b>	<b>Closing Date</b>	<b>Ending Balance</b>
155 Operating	02/29/24	247,601.86



171 Dam MM	02/29/24	649,072.94
198 MM	02/29/24	95,133.69
163 Games of Chance	02/29/24	4,859.95
341 Petty Cash	02/29/24	1,029.96

No money had been transferred since August of 2023, that now has been corrected.

What the means is, the Dam account is a money market account which is an interest showing account and no money had been transferred, which means we lost all that interest. That \$200,000.00 only created \$84.00 in interest in a month, increased it by \$400,000.00 so we are collecting more interest now.

Unpaid Bills- For Approval

<b>Collings Lakes Civic Association</b>							
<b>Unpaid Bills</b>							
<b>All Dates</b>							
	<b>Date</b>	<b>Transaction Type</b>	<b>Num</b>	<b>Due Date</b>	<b>Past Due</b>	<b>Amount</b>	<b>Open Balance</b>
<b>ATLANTIC CITY ELECTRIC</b>							
	02/01/2024	Bill	Thru 1/25/24	02/11/2024	19	14.64	14.64
<b>Total for ATLANTIC CITY ELECTRIC</b>						<b>\$ 14.64</b>	<b>\$ 14.64</b>
<b>Court Officer McIlvaine</b>							
	02/12/2024	Bill	21224	02/12/2024	18	115.10	115.10
<b>Total for Court Officer McIlvaine</b>						<b>\$ 115.10</b>	<b>\$ 115.10</b>
<b>H&amp;S Business Partners 18567518805</b>							
	02/09/2024	Bill	8322076	02/19/2024	11	3,487.50	3,487.50
	02/23/2024	Bill	8322148	02/23/2024	7	2,550.00	2,550.00
<b>Total for H&amp;S Business Partners</b>						<b>\$ 6,037.50</b>	<b>\$ 6,037.50</b>
<b>HILL WALLACK 8566168080</b>							
	02/08/2024	Bill	Thru Jan 15	02/18/2024	12	10,729.25	10,729.25
	02/28/2024	Bill	Thru Feb 15	03/09/2024	-8	14,406.25	14,406.25
<b>Total for HILL WALLACK</b>						<b>\$ 25,135.50</b>	<b>\$ 25,135.50</b>
<b>MY TREE BOYZ (856) 535-7186</b>							
	02/12/2024	Bill	21224	02/22/2024	8	400.00	400.00
<b>Total for MY TREE BOYZ</b>						<b>\$ 400.00</b>	<b>\$ 400.00</b>
<b>PENNONI ASSOCIATES</b>							
	02/22/2024	Bill	1211168	02/22/2024	8	18,995.00	18,995.00
	02/22/2024	Bill	1211161	02/22/2024	8	8,396.13	8,396.13
<b>Total for PENNONI ASSOCIATES</b>						<b>\$ 27,391.13</b>	<b>\$ 27,391.13</b>
<b>RD ZEULI INC.</b>							

	02/21/2024	Bill	022124 App 10	03/02/2024	-1	159,145.00	159,145.00
<b>Total for RD ZEULI INC. Renaissance (267) 639-3080</b>						<b>\$ 159,145.00</b>	<b>\$ 159,145.00</b>
	02/21/2024	Bill	80270360401	02/21/2024	9	200.00	200.00
	02/21/2024	Bill	80270360400	02/21/2024	9	150.00	150.00
	02/28/2024	Bill	80270360429	02/28/2024	2	150.00	150.00
<b>Total for Renaissance</b>						<b>\$ 500.00</b>	<b>\$ 500.00</b>
<b>Steve Slimm</b>							
	02/22/2024	Bill	22824	03/03/2024	-2	13.60	13.60
<b>Total for Steve Slimm</b>						<b>\$ 13.60</b>	<b>\$ 13.60</b>
<b>TOTAL</b>						<b>\$ 218,752.47</b>	<b>\$ 218,752.47</b>

Friday, Mar 01, 2024 09:20:43 AM GMT-8

Motion to pay the bill- Motion Passed. 3-2  
Donna-Yes, Lynn-No, Don-Yes Carol-Abstain

Lynn Statement regarding Bad Debt

Bad debt is bad debt, it was written off, written off at time of sale. Everything is collectable at time of sale. Unless its Chapter 7, 13 or 11, unless it goes to foreclosure and then you can collect it. We received a figure from Tiffany at H&S that approx. \$46,000.00 was written off in 2023. This is more than just late fees, this is all kinds of fees, Maintenance Fees, Dam Fees Legal Fees along with late fees. To me, everything is collectable except for bankruptcy, and we don't get to claim that on income tax because we're a 501C3, so we have to take it as a total loss. At this time, total cost of Braddock Dam according to income tax was 1.473 million, cost so far for Cushman to be finished, estimated to be about 2 million.

Question spoken from the audience is there a guarantee? A: Mr. Zeulli isn't here to answer that question, that's a question for him. Steve Slimm said he could email him that question and find out.

Steve stated that with the Braddock dam, that we were told that was a 75-100 year dam.

More questions came from the member in the audience, but wasn't at the podium to capture all that was asked, just the response. Steve reiterated what was discussed previously regarding the ACB with regard to dam safety to bring that down a little further so that's there's no churning to erode the underneath the dam. Steve goes on to say that he was at that meeting and dam safety's job is to cover us, so they want to bring it down a little further and that he believes is because when the diverted the water, it came around and back up towards the dam so it created a little pool. That pool is what they want to stop the water from going under, so they're going to bring the ACB and stone down there.

Lynn stated that the \$46,000.00 is unacceptable. She does not plan on the board to write off that kind of money, they just need to collect it.

Nell asked a question (could not hear as she was seated and not at the podium.)

Lynn's response: Last year, during your term, now that happened when you were on the board, I'm not saying it was you, I just saying it happened when you were on the board.

Audience: if you are 100% correct in what you are saying.

Lynn: this is the figure that Tiffany gave me.

Audience (believe it Nell) Why was \$46,000.00 written off and who wrote it off?

Lynn: I can't say who wrote it off, it's not for me to say and I'm not even going to go that avenue. Basically, what I was given I was able to run that report and bring it up and it tells you everything that was written off.

Nell: Lynn, for our next meeting, do you think you can find out who authorized the write off?

Lynn: I know who did it, I just, (Donna) we can't say.

I can look at it in the QuickBooks log.

Nell: that money is collectable as state, except as stated when it isn't.

Lynn: now they gave one person a deal for \$2900.00 off their account and it actually let that person have next to nothing to pay for this year. It was more that just interest or late fees.

Nell: now that should not have happened.

Lynn: I'm telling you what my report, the report she gave us.

Donna: so the board is allowing Lynn to revisit some of it to recoup some of it back. What we learn is that our debt stays with our property address, with the property and maybe a better way to have done QuickBooks is by address. However, there's issues with that versus name. because when it changes name, it, you lose track of who owed what. So I will say that, we are working on that. We have some QuickBooks experts working with us to get that done. We have some experts that actually offered us opinions on how we can send out monthly invoices via email. If you're on a payment plan, we are hoping that within this year they can get a lot of that accomplished. You'll see in a lot of the finances looking a little better.

Unknown member spoke from the audience: cannot hear question/statement/Concern.

Donna's response: but can I ask you Kina for a favor? Do you live in Folsom in Tier 2

Unknown response from member

Donna: is anybody here in Folsom, Tier 2 or 1? I believe that you are. If you're on the other side, I think that you are forgotten by the town of Folsom. Every other area has a beautiful, paid for in full grant playground. I'm on this kick. Folsom pays and their playgrounds are beautiful. I think we should give them a chunk of first beach, I really do if they are going to maintain it. I think the CLCA should maybe give them a chunk if they can get us equipment, like is that school, is that Mays Landing Road? Is that behind my house on S. River Drive. I think you people need to tell them, you

want my vote, get me a playground, work with the CLCA to get a playground. Overtalking regarding playground on Folsom side.

Steve apologized, noting time is now 7:45pm.

Asked for a motion to adjourn.

Someone asked to start the next meeting off with questions, Roberts Rules of Order states we cannot, questions were asked throughout the meeting already.

They were requested to email the board their questions and we would answer them.

They are also asked not to do the whole list because Google is saying that there are people in there.

The following were not covered as we ran out of time.

### **Committee Reports**

Dam(s) Update:

Grounds Update:

Fundraising Update:

Presidents Report:

Communications:

Old Business:

Trustees Report:

In Person Count: 48

Zoom Online Count: 4

(Counts do not include Board Members)

### **Open Floor to Members Questions/Comments/Concerns(from Podium)**

Several members spoke during meeting

Annmarie Tier 1

Joseph McGee Tier 1

Shane Schneeman Tier 2

Keegan Smith Tier 2

Butch Perna Tier 2

### **Adjournment**

Motion to adjourn by Don Saunders, seconded by (?) Zoom cut off.