

Collings Lakes Civic Association

General Meeting Minutes

Monday, May 6, 2024

Call to Order

Meeting starts with Donna asking everyone to stand for the pledge of allegiance.

Roll Call of Officers and Committee Chairpersons

Donna begins the meeting with the reorganization announcement of the board and roll call.

Donna Sutts President, Lynn as VP and A.R., Carol Weldon 2nd VP, Steve Slimm dams, Don Saunders has grounds, Beth Anderson treasurer, and Keegan Smith as secretary. All board members are present.

First Order of Business

Donna requested a motion to refrain from reading the previous minutes in order to dedicate the meeting to the issues around the dams as we felt as a board this was the most important and needed to be addressed immediately. The public was made aware the minutes are posted online as well as will be provided a copy if need be. Motion was made and accepted.

Beth Grasso was then asked if she was in attendance.

Donna wants the record to state that she had asked Steve Z. to be here at the meeting in person. It was stated that he refused. Donna stated she also offered a zoom option for Steve Z as well as requested someone from his team come. All was declined. It was stated this is an issue. It is believed that a job of this magnitude should warrant addressing the public. Donna explains there will be a meeting on Wednesday at the dam but for now we will ask Beth Grasso what we can.

Donna addresses the public about questions moving forward. She informed the public we will be gathering questions before meetings as well so we can stay proactive in answering them at monthly meetings.

Dam Concerns and Updates with Beth Grasso

Beth Grasso comes up to address the public and states, "Okay you sound very upset."

Donna, "well I am."

Beth Grasso, "Let me see if I can address some of that. First of all, I sent Steve S a copy of the latest plans we sent into damn safety and Steve Z. Dam safety has more questions and that is why the meeting is being called on Wednesday. The more he understands the more I know what to put on paper to make him happy and the quicker we will get through this."

Beth then states there are 2 outstanding issues. The first issue is the bypass pipes. She proceeds to explain why the pipes were used. She then states Steve Z assumed he could leave the pipes in permanently and that was never the original plan. Dam safety has a big problem with pipes going

through a damn embankment because that could create failure in the future. It was worked out at the field and was all at Steve Z expense. We are hoping to finalize all this Wednesday because we cant take the pipes out now.

Beth continues to discuss the planned logistics of the work that needs to be done to attempt to rectify the mistake. She states that when Steve Z installed it he told her (she saw some evidence) that he put a cradle and collar. (explained) she states she was not out on the dam that day to inspect it because they no idea the pipes were going to be permanent. She states she could not prove that the compaction is 95% proctor. There is a certain criteria that must be followed. We would have to witness certain things being done. We didn't see the concrete poured although he sent photos of some locations but not the whole thing. Beth claims Steve Z is very honest guy and she believes him. If says he did it then he did it. But we cant find enough documentation to prove it. Beth states we should be able to walk away and finish but because Steve Z didn't follow the proper procedure, we now have to do what is called a belt and suspenders. (belts and suspenders explained)

Beth then states again this remediation is on Steve Z dime. So that means this cost the association nothing.

Butch Perna Teir 2 states his concerns of ensuring the dam and the work being done.

Beth Grasso claims we should not worry that this will be the strongest point of the dam.

Butch Perna makes refence to this dam being a 100 year dam.

Beth Grasso clarified what a 100 year storm dam means and why the state uses these terms of 100 year storm and 1000 year storm. She explains how this data is collected and used. She touches on the changes with global warming and explains year 2100.

Keegan Smith "I think what Butch means is, to what he meant by insurance is that if the pipes are not part of the original plan because they were supposed to be removed and something does happen then who is ensuring the actual work. Like a warranty and sometimes these things are negated.

Beth Grasso " so any kind of guarantee should have been in the original contract, which I have never seen the original contract, so I'm not sure if its there or not. Probably not, but....

Donna "who has the original contract? Do we know? Because it is not on the google drive. This might sound like a dumb question. But how do I know that we're not paying for this modification? Why are you shaking your head AnnaMarie ?"

Chatter.

Beth Grasso "so you are going to want to look at your items on your bill."

Donna "so we are not paying for any concrete because the concrete wasn't there, so we paid for articulated block...."

Beth Grasso interrupts, "that is the next subject do get on that completely. We will go through that completely. So when I get the pay and when sorry having trouble with my throat"

Chatter in room and at the podium. Steve is speaking with Beth and Donna about calling Steve Z about contract copies. Beth states she never received a copy either and that she didn't know the final cost of everything until she got the bill. She just assumed the previous board didn't want her to know how much it was.

Beth Grasso states Steve Z has an outstanding commitment on Mondays and that is why he is not in attendance. It is also stated that both Steve Z and Beth G have no obligation to speak to the public on these matters or to attend our meetings. It was reminded that Beth Grasso does this out of the kindness of her heart and service to all of us and help.

Donna states she understands that, but states Steve Z used to be here and was always on the zooms when she conducted them. Donna states she just feels that when a dam is stalled for 3 months and you had the answer I feel like this is owed to us.

Beth Grasso states it is NOT Steve Z. who is holding up this project. The first problem we spoke of is Steve Z means and methods. Contractors do have freedom to choose some methods. So when I originally came out and saw the pipes I didn't think anything of it because this is the means and methods. But when I came later and saw the things were built on top I warned Steve he would have a problem. Briefly references a verbal conversation had. Explained how they went back and forth of documentation of the work and neither Beth or Steve had enough documentation to move forward. She states she believes him but didn't have enough evidence to back him up. So Beth would not sign without adequate proof.

Donna states we agree Beth should never sign her name on something she can't verify and we don't want short cuts taken we want the dam done correctly.

Beth and Steve Slimm start talking about the verbal plans moving forward with steel sheeting ect.

Megan McGee Teir 1 "Is there an actual contract that Steve Z. is responsible for all these remediations."

Beth Grasso "I don't think there will be an addendum to your contract."

Steve Slimm "no there won't."

Beth Grasso "I mean that is part of punch list or what we call a punch list for the dam. When it is all done we inspect it. You guys can make whatever comments you want to make. I need to get what is called an as-built, so we will have a survey or go out there and make sure the dam is high enough. Make sure the wear is correct and make sure the concrete was installed, you know to make sure there is no picky things left."

Megan McGee Teir 1 "now when we go back out there to remediate do we have to worry about machinery and the vibrations messing with the work already done."

Beth Grasso "no it is minor vibrations, if anything it will be packed a little better."

Member from the audience asks a question from the audience about the pipes being under articulated block. Beth Grasso answers yes they are but down at a very low level.

Beth Grasso proceeds to explain what SteveZ will do concerning the folding back of the articulated block to observe the pipes underneath. She explains the procedure of cutting the excess of the pipes. Beth then moves to address the other issue surrounding the dam.

Beth Grasso “I have a plan I have sent into the DEP and our dam safety reps. They are working with us. I submit and he is trying his hardest to get us water in the lake too, but we must follow rules. My goal for Wednesday is I pretty much have a plan ready to go based on our conversation we had on Friday so I may have to tweak it a little bit after I take some measurements because right now it is what I call a cartoon its really not to scale. But if he sees us doing it while we are out there then he may feel more comfortable about it. The next item we have up for bid is the south embankment where our articulated block are short because of a grading plan we had. Those slopes were too steep to get on there a measure correctly. That’s not his fault that is just a quirk. So Sam, from safety is requiring that upgrade or less and we have to send.”

Lynn V “so that was dam safety requiring us to do this?”

Beth Grasso We have to put articulated block or some sort of protection all the way to the toe. So what happens is instead of it being at the toe we stopped it that high (she was motioning with her hands) so because it was dam safety that asked that means the cost of this is on the CLCA. So that would have been on the punch list. We are working hard to fix all this. She also explains there are some erosion issues coming from the spill way over the course of project.

Steve Slimm states this soil erosion is from heavy rain and not fault of contractor.

Beth Grasso agrees and states this is normal in construction.

Beth Grasso continues, “however articulated blocks have an 8 week lead time as a minimum so we have come up with an alternative and we are going to use concrete and the price is about the same. It is going to be reinforced concrete and it is going to have some edges I will get Steve Z to put that number together for you.”

Donna “is articulated block cheaper?”

Beth Grasso says it is cheaper to install because you don’t have to form anything out. She explains the steps and cost of the articulated block. She talks the projected plan they had and are hoping to go forward. She said they agreed in theory, but Zack wanted to come out and physically see it. He wants to see exactly what is happening. Once we get the okay, I think that Steve Z gave us a schedule. He’s got 19 days worth of work left 19 working days left. But this doesn’t consider weather and labor, supplies, and scheduling.

Steve Slimm agrees that Steve Z feels 19 more working days remaining on the project.

Beth Grasso explains in depth of why the 19 days has many factors and is a very rough estimate.

Lynn “I would prefer something written from dam safety before anything goes forward like, I want something concrete in writing from them. I want to see something physical.”

Beth Grasso, “its just with that verbal we can move ahead, the dam gets finished quick. So if he gives me a verbal saying, yes, we agree, we have to get you a letter this could take 5,7,10 days later.

Everyone agrees better to do it right.

Donna states we appreciate Beth coming to the meeting and addressing the public's questions. She states "I don't think you realize the amount of calls and emails that dam safety was holding this up and truly dam safety was not holding this up. They were there a lot and the public was not being told what truly happened, which is Steve Z left the pipes where he shouldn't have and we have to come up with a different plan. I think the public would have been able to work with that better.

Lynn "I don't want anything to be rushed, left the pipes in there because he thought it would be easier. I just don't want the rest of this project rushed. I mean I understand people are still without water on the lake and I sympathize, but I would prefer a 2 million dollar project to be done right and not rushed.

Beth Grasso "I agree 100%"

Donna Reminds that we're all paying for that lake, and that's how we feel. Every single person should want this done correctly. So that it lasts our life times and our children. I do not want it patched I want it done correctly.

Calling from the audience unclear.

Donna responds with after dam safety meets with us Wednesday then they give ok the Steve Z. needs 19 working days but when that start date is, is still unclear. But I must say that Zack has been there and has been answering people. He has not stalled he has been on top of it. The public needs to understand that. It is a problem that is being worked on.

Beth Grasso states I am the engineer of record for the dam and that she sends Zack a report of what was done that particular month and photos ect. This is all stored for 100 years ect.

Donna asked, "that is if dam safety approves the plans you are coming up with? Right?"

Steve Slimm states "that is neither here nor there. The actual dam itself is fully operational. It is done. Sleuth gate works everything works."

Beth Grasso List the things that need to be done to truly wrap up the project. She also states some things that also need to be done on Braddocks as well.

Megan McGee Teir 1 "how long does the curing of the concrete take?"

Beth Grasso 24 hours, 7 days, full 28 days for complete full strength.

Donna "so if you had to guess how good is your plan now and do you think they will accept it?"

Beth Grasso explains some more details that have to be added. She plans to leave the field Wednesday and have it drafted and ready to go.

Someone asked if it would be redlined on sight Beth G responses with yes.

Donna reminds everyone this is going to take longer than a few weeks.

Beth states as long as the punch line is complete we should start being able to fill the lake we are at the finish line.

Amanda Coffey Tier2, "Once there is water and everything dies. Where does it go? And expresses concerns if things do actually get stuck what is the plan."

Beth Grasso states the trees and debris will go over the spill way and if there is a real issue we can manually removed them.

Lots of chatter in audience

Don S ask if there is a formula between the setting on the sleuth gate and the depth of the lake and how much to drop or raise and if there will be a manual of some sort explaining this?

Steve Slimm wishes to answers and explains how the dam will be used and how to function. Explains in depth the function of opening the dam.

Beth Grasso Explains the fish gates.

Keegan Smith Ask Beth Grasso if permits will be needed to adjust the dam for the seasons.

Steve Slimm I will file for the permits we need.

Beth Grasso explains operations maintenance manual that will include all permits and who to notify.

Keegan Smith repeats permits are needed to avoid a fine. This is agreed.

Beth and Steve speak of the rules of the state for time of dam operations.

Donna states who ever has the keys to damn will have instruction how to properly manage the dam. Details and examples are spoken about the dam. And when and where and why the dam is touched.

Megan McGee Teir1 requested everyone be notified when the dams are being adjusted and when permits are being requested.

Everyone agrees and we state as a board social media will be updated more with appropriate information.

Discussion of more examples of when we have to adjust the dam.

Beth Grasso states she will have answers within a week with the plan.

It is agreed that the public will know what and when from here on out and the public will know as soon as the modified plans are approved.

Lots of back-and-forth chatter of logistics. Beth Grasso speaks of the possible decommissioning of lake George dam. She also states safety gear for Wednesday meeting.

Accounts Receivable Report

A.R. is read by Lynn

Collings Lakes Civic Association Statement of Activity

April 2024

	Total
Revenue	
LATE FEES	8,104.64
NEW RESIDENT SET UP FEE	300.00
OTHER INCOME	60.00
2020 SPECIAL ASSESSMENT	40.00
ASSOCIATION FEE	742.84
FUNDRAISING	
2024 Flower Sale Fundraiser Income	945.00
Total FUNDRAISING	\$ 945.00
INTEREST INCOME	506.76
Total OTHER INCOME	\$ 2,294.60
TIER 1 ASSOCIATION FEE	1,066.46
TIER 1 DAM FEE	4,185.76
TIER 2 ASSOCIATION FEE	7,825.32
TIER 2 DAM FEE	28,462.28
TIER 3 ASSOCIATION FEE	621.59
TIER 3 DAM FEE	2,369.68
Unapplied Cash Payment Income	947.96
Total Revenue	\$ 56,178.29
Gross Profit	\$ 56,178.29
Expenditures	
BANK SERVICE CHARGE	
RETURNED CHARGEBACK	
RETURN CHECK FEE	15.00
Total RETURNED CHARGEBACK	\$ 15.00
Total BANK SERVICE CHARGE	\$ 15.00
BEACHES	
BEACH MAINTENANCE – 1	26.62
Total BEACHES	\$ 26.62
INTEREST EXPENSE	
LOC Liberty Bell 3501	599.33
Total INTEREST EXPENSE	\$ 599.33
OFFICE	
INTERNET - ZOOM MEETING	17.05
POSTAGE	64.61
QUICKBOOKS SUBSCRIPTION	200.00
Total OFFICE	\$ 281.66

OTHER EXPENSES	
FUNDRAISER COSTS	575.00
Total OTHER EXPENSES	\$ 575.00
PROFESSIONAL FEES	
ACCOUNTING/BOOKKEEPING FEES	5,550.00
Total PROFESSIONAL FEES	\$ 5,550.00
Total Expenditures	\$ 7,992.61
Net Operating Revenue	\$ 48,185.68
Other Revenue	
LEGAL FEES COLLECTED/REIMBURSEMENTS	10,809.39
Total Other Revenue	\$ 10,809.39
Net Other Revenue	\$ 10,809.39
Net Revenue	\$ 58,995.07

Treasurer Report

Beth Anderson Reads.

Collings Lakes Civic Association							
Unpaid Bills							
All Dates							
	Date	Transact ion Type	Num	Due Date	Past Due	Amount	Open Balance
ATLANTIC CITY ELECTRIC							
	05/02/2024	Vendor Credit			0	-191.79	-39.39
Total for ATLANTIC CITY ELECTRIC						-\$ 191.79	-\$ 39.39
DreamHost Web Hosting							
	04/01/2024	Bill	42824	04/28/2024	5	17.99	17.99
Total for DreamHost Web Hosting						\$ 17.99	\$ 17.99
H&S Business Partners 18567518805							
	04/06/2024	Bill	8322426	04/06/2024	27	1,762.29	1,762.29
	04/19/2024	Bill	8322493	04/19/2024	14	1,200.00	1,200.00
Total for H&S Business Partners						\$ 2,962.29	\$ 2,962.29
HILL WALLACK 8566168080							
	03/28/2024	Bill	Thru Mar 15	04/07/2024	26	19,795.30	19,795.30
Total for HILL WALLACK						\$ 19,795.30	\$ 19,795.30

						INTUIT 18004INTUI MOUNTAIN VIEW CA C#2225		
LinkBank								
	LinkBank	04/11/2 024	Check	--	Yes	Stmt Period 3/5/24 - 4/4/24	LB CHECKI NG 155	- 599.33
PASSAR ELLA SMARRA CPA								
	PASSAR ELLA SMARRA CPA	04/09/2 024	Bill Payment (Check)	1203	Yes	Inv 12492	LB CHECKI NG 155	- 525.00
PENNONI ASSOCIA TES								
	PENNON I ASSOCIA TES	04/09/2 024	Bill Payment (Check)	1204	Yes	Inv 1214678, 1214674	LB CHECKI NG 155	- 32,492 .63
Ron's Garden Center								
	Ron's Garden Center	04/01/2 024	Expense	--	Yes	DBT CRD 0903 DJBQ9B1R RONS GARDENS HAMMONT ON HAMMONT ON NJ C#2225	LB PETTY CASH 1341	- 575.00
USPS								
	USPS	04/17/2 024	Expense	--	Yes	DBT CRD 1101 DJGEAX7Z	LB PETTY	-30.48

						USPS PO XXXXXX009 4 WILLIAMSTO WN NJ C#2225	CASH 1341	
	USPS	04/25/2 024	Expense	--	Yes	1222 12201759 USPS PO 3 711 JACKSON 711 JACKSON RD NEWTONVIL LE NJ C#2225	LB PETTY CASH 1341	-34.13
--								
	--	04/24/2 024	Expense	--	Yes	Charge back for [REDACTED]	LB CHECKI NG 155	-15.00
	--	04/26/2 024	Expense	--	Yes	1234 83397201 NST THE HOME DEPOT 001033 421 ABSECON BLVD ABSECON NJ C#2126	LB PETTY CASH 1341	-26.62
	--	04/29/2 024	Expense	--	Yes	DBT CRD 1318 DJWAN573 ZOOM.US 888-799- 9666 SAN JOSE CA C#2126	LB PETTY CASH 1341	-17.05

Bills for approval was read by Beth Anderson. Motion made to pass. Approved.

Committee Reports

Dam addressed

Grounds update: Don Saunders beach clean up dates discussed. Lifeguard stands.

Keegan is Moving trash and recycle to beach 3 and spray-painting trash cans with CLCA

Badges will be emailed this year. Life guard schedule potentially Friday, Saturday, Sunday noon-5pm. If anyone in the community would like to be trained to be a lifeguard candlewood is willing to give a discount to community members. Reach out for more information. Tentative open date Memorial day weekend.

Donna announces Nell as welcome committee

Fundraising Update: Beth Anderson asking for Tshirt design. Look for fundraiser at Bears on social!

President report

Donna States the main focus of this board is the Dam. There is a plan and a meeting with dam safety to get approvals.

Old business none.

New business. Beth makes motion to take check writing from H&S and give it back to the board to save money. Passed.

The issues with H&S are discussed.

Trustee Reports.

Lynn discusses the issues that arise when members don't pay their monthly dues.

In person count:15

Zoom:11

Open Floor to Members

Butch Perna Teir 2 asked about using the loan and it was explained the duration of the loan had to be extended to keep the loan available as a line of credit to the dams.

Steve Slim expresses paying it off quickly is in the best interest of the community.

Donna explains why the loan was kept open to finish all dams in the association.

Lynn explains what happens if we default on the loan.

Fees and Leans on the Property are discussed and explained.

Next meeting is June 3, 2024 at 6:30pm at Folsom Boro Hall and on Zoom

Meeting ends

Unapproved minutes May 14,2024