

June 2, 2025 Collings Lakes Civic Association Meeting

Meeting called to order at 6:40pm

Pledge of Allegiance

Apologized for the inconvenience about the voting booth delivery.

Roll Call:

Steve Slimm: Y

Don Watson was on vacation

Don Saunders: Y

Mark Wainwright: Y

Brian Trasetti: Y

Mike Hollander: Y

AnnaMarie LaRocca: Y

Minutes Read by AnnaMarie LaRocca Secretary

Don Saunders made a motion to accept the minutes as read, Mark Wainwright 2nd. All In favor.

Steve Slimm: Y

Don Watson was on vacation

Don Saunders: Y

Mark Wainwright: Y

Brian Trasetti: Y

Mike Hollander: Y

AnnaMarie LaRocca: Y

Steve read the Treasurer's Report in Don Watson's absence.

We did not receive the Atlantic Electric Bill or Zoom bill , but both are auto pay so they are paid.

Income:

Tier 1 Dam assessment: \$1,959, 84 cents

Tier 2 Dam assessment: \$11,426.40

Tier 3 Dam assessment: \$820.69

Application fee income: \$100.00

Clearing and Maintenance: \$2798.00

Fine and fees: \$25.00

Late Fees:\$71.72

Legal Income: \$148.35

Mailings: \$125.00

Non Sufficient Fees: \$25.00

Fund Raising: \$135.00

Donation: \$100.00

Total: 14,592.

Expenses:

Zoom: \$99.00

Admin Expense Fee: \$25.00

Maintenance: \$842.27

Office Administration: \$17.05

Professional Services: \$7968.25

Legal Board Attorney: \$125.00

ACV Monthly fee; \$1500.00

Total: 10,476.57

Net Income: \$4,116.62

Adjustments to Net Income: \$31, 080.74

Accounts Payable: \$94.27

Pre-payments: 1447.69

Net Cash: \$36,798.02

Cash Start: 1,083,581.05

Cash End: \$1,120,256.97

Account Balances:

S01: \$356, 415.96

S02: \$5272.36

S03: \$576, 932.03

S04: \$150,000.00

S05: \$25.00

Loan Balance: \$65,052.86

Question in the chat Carol, Kevin answered while Steve was looking for bills for approval.

While you're looking for that. There was a question in the chat from Carol regarding the professional services. Our system classifies things under a category, and then has subcategories. So under professional services, you had legal collections for 7,968 board attorney and a legal for \$125. The 1,500 is ACV's professional management service. So it says, management fees. So those were the 3 professional services that Steve referenced, and it was 2 for legal and one for ACV.

Home Depot Supplies for picnic benches: \$555.79

Hill Wallach March/April: \$8093.25

Angelos Pizza: \$45.18 Team building the picnic tables

ACV April Invoice: \$1500.00

Home Depot Beach hardware: \$286.48

Zoom: \$17.05

Hill Wallach: April/May \$8004.00

Total: \$18,501.75

Don Saunders made a motion to pay the bills, AnnaMarie Second

Roll Call Vote:

Steve Slimm: Y

Don Saunders: Y

Mark Wainwright: Y

Brian Trasetti: Y

Mike Hollander: Y

AnnaMarie LaRocca: Y

Beth Grasso on the call: Dams Update

Okay, so we've been submitting to Dep. We went back and forth twice, I think we have to. We had one more comment, and we have to resubmit on that and we also scheduled the divers to come in to locate the leak they'll be here a week from tomorrow Tuesday, June 10, 2025.

Don Saunders questioned what the comment was that had to resubmitted:

Beth: It is related to the two different types of sheathing. We were going to overlap data and they want us to do a mechanical connection.

Don Saunders: Tied into the concrete?

Beth: Not necessarily. We're already planning on tying into the concrete. It's where the two existing wing wall will meet the new sheeting.

Steve said he has all the emails and correspondence regarding the dam and he has asked Steve to put these up on the web. Steve is also working on the gate again to get it operational. He will attempt before the divers get there. Beth emphasized it needs to be done before the divers get there.

Beth explained that two dye tests have been done but, they are not showing any results and the divers will be bringing a different type of dye tests that are more concentrated. Also, walking around under there, we know from the upper dam from Braddock's you can feel if you have that kind of a undermining, they're going to go all around the foundation to see if the existing sheeting has failed. Another possibility is the fact that it could be a nature spring. Just an FYI.

Questions in the chat:

Meghan Dehart Tier 1: What happened to Andrew the collections attorney. Steve explained he has taken a job with Hill Wallach and his old firm did not want the collections accounts any longer so the collections are back with Hill Wallach. Greg Shivers is back as our legal council and Frank Raso is our land attorney.

Megan ,no tier or last name given wants the CLCA to sponsor a BMX training class and yoga on the beach. The costs associated with both were not discussed because Megan had to drop off , but she has reached out to Steve for further information.

Questions regarding whose responsibility this Dams issue will be is undetermined. The full transcript is on the Zoom recording. Until we know exactly what the problem is we do not have this information.

Don Saunders: Grounds

Swings painted on all beaches. Picnic tables are in place. We have ordered wrist bands and have to get a plan together to distribute them. We are working on the lifeguard stands for Beach 2 and 3. We are also going to put up a volley ball net at 2nd beach.

AnnaMarie Beach opening update:

I spoke to Nicollette at the insurance agency to discuss the lifeguards. They are covered under our General Liability but, we need to obtain a workman's compensation policy to cover them if they get hurt while working. The cost is \$1476.00 and we need to make a \$500.00 downpayment. I made the motion to go forward with the policy, Steve 2nd.

Roll Call Vote:

Steve Slimm: Y

Don Saunders: Y

Mark Wainwright: Y

Brian Trasetti: Y

Mike Hollander: Y

AnnaMarie LaRocca: Y

I spoke to Dave Smarra regarding paying the lifeguards. Dave said to pay them as W-2 employees. He has a contact at the Paychex company that I had looked into. We are waiting for an exact quote and we will use Dave's representative.

Motion by AnnaMarie Steve 2nd the motion

Roll Call Vote:

Steve Slimm: Y

Don Saunders: Y

Mark Wainwright: Y

Brian Trasetti: Y

Mike Hollander: Y

AnnaMarie LaRocca: Y

Next topic discussed was paying and voting on the lifeguard. Lifeguard will be paid \$20.00 per hour and the Beach attendant will be \$15.49. We have to the minimum wage for NJ.

AnnaMarie made a motion to hire and pay the Lifeguards/Beach attendant. Mike Hollander 2nd the motion.

Roll Call Vote:

Steve Slimm: Y

Don Saunders: Y

Mark Wainwright: Y

Brian Trasetti: Y

Mike Hollander: Y

AnnaMarie LaRocca: Y

Next topic choosing the water test company. South Jersey water testing quote is 12 weeks at \$74.75 for a total of \$897.00 for the season.

AnnaMarie made the motion to accept South Jersey Water for the season. Steve 2nd the motion to accept the proposal from South Jersey Water testing.

Roll Call Vote:

Steve Slimm: Y

Don Saunders: Y

Mark Wainwright: Y

Brian Trasetti: Y

Mike Hollander: Y

AnnaMarie LaRocca: Y

Next topic Porta Potty: DiMeglio Septic is \$225.00 per month with a \$85.00 tip over fee per incident. LaSassa's is \$125.00 per month with a \$150.00 tip over fee per incident.

AnnaMarie made a motion to choose LaSassa's septic, Mark Wainwright 2nd the motion.

Roll Call Vote:

Steve Slimm: Y

Don Saunders: Y

Mark Wainwright: Y

Brian Trasetti: Y

Mike Hollander: Y

AnnaMarie LaRocca: Y

As an FYI AnnaMarie went over the next steps to open the beach. I did reach out to Chris to set up a day to meet him with the lifeguard and we will have all equipment on site for him so we can open the beach on June 20, 2025.

Carol no tier or last name given: Question regarding the cost of the repairs. We do not know what is wrong and do not have a firm resolution in place so cost currently is unknown.

Steve elaborated on his discussions regarding the cost and who will pay and or not pay per the contract. It has been suggested by our attorney that if it comes down to it we would hire another engineering firm to check out the work done and make the decision at that time.

As far as the workmanship from Steve Zeuli form RDZ dams safety is fine with the work that his firm has done.

Beth Anderson Fund raising: We made \$175.00 on the online Spring Flower sale with minimal effort. They have a fall bulb sale and a Christmas one and the intent is to sign up for both of these.

As we get closer to the openings of Beach 2 and 3 we will purchase the necessary equipment.

Steve questioned if Jan or Bob Kauffmann had anything to add as far as the dams are concerned. They had no further input.

Mark wanted to clarify that if folks wanted to put their kayaks in at Beach 2 and 3? Steve said we are not opposed to that but, as far as swimming the beaches will be closed.

Carol had a question regarding public access to Lake George and Lake Albert. At this time our focus is on Cushman and until this issue is rectified not further action on Lake George or Lake Albert.

Beth offered to help with any issues with the Paychex system because she has been using for a few years now.

Meeting adjourned at 7:30pm.