

Collings Lakes Civic Association Monthly Meeting: August 4, 2025

Meeting brought to order Steve Slimm at 630pm

Pledge of Allegiance

Roll Call :

Steve Slimm: Y

Brian Trasetti: Y

Don Watson: Y

Don Saunders: Y

Mark Wainwright: Y

Mike Hollander: Y

AnnaMarie LaRocca: Y

Vote to accept the minutes posted online: All in favor Roll Call Vote

Steve Slimm: Y

Brian Trasetti: Y

Don Watson: Y

Don Saunders: Y

Mark Wainwright: Y

Mike Hollander: Y

AnnaMarie LaRocca: Y

Kevin from ACV Management was present and explained that due to August 1<sup>st</sup> being on a Friday the statements had not been posted. As soon as the statements are ready they can reconcile the books and reports will be posted to the website.

Steve mentioned the elections and said that ACV Management company will be handling the process. Steve asked for volunteers to count the ballots at the December meeting. Diane Rhodes volunteered.

Steve went over the fundraising campaign. This will be posted to the website and it is a fall flower bulb sale.

Steve went over the container purchase for the third beach and new lifeguard equipment that has been purchased.

Some technical difficulties were experienced with the Zoom call at this point. There was a lot of echoing and background noise. We had to mute everyone.

Steve went over the issues with Cushman. Explained the current boil situation. We tried to get an answer as to what caused the boils and, to date we have not been able to get a solid answer. Discussion around the issue that the existing wood had dried out is a possibility.

Question: Could it have been the vibrations the community has been concerned about.

Response: It may have been, but we do not know.

Steve gave the contract to Gregg Hill Wallack to review and he gave it to their construction attorneys to review. The contract states that even if we win we have to pay all Pennoni legal fees. With all this said the actual cost of the repair will be \$370,000.00.

Question Butch Perna tier 2: So an attorney never looked at the contract when it was signed 12 years ago?

Answer: No, and no one that is on the current board signed off on the current contract 12 years ago.

Discussion around if Beth Grasso was the project manager. The contract states they are not, although Beth Grasso said at a meeting that she was the project manager.

Steve made note of all the emails he has posted to the site and all his correspondence with Dam Safety and Pennoni.

We would have to hire an independent Project Manager. It cannot be through the contractor or the engineering company.

Discussions around the fact that the association was told to get new surveys and we did not want to do that.

Megan McGee Tier 1: Requested for copies of all third-party inspections that should have been done per the contract. She read the contract and it is in there. Steve will look into this matter and give us an update

Discussion regarding the lake level was discussed in detail. At this time there are no boards and when he addressed Penonni he was told to just leave all boards out. Due to the lake level being too high we are requesting this and we have paid for the boards to be placed. Steve will press on with this issue.

Calculations done per pictures and the dam is about 12 inches too high. We are asking them to cut down the concrete so we can place the boards. The Changes must be presented to Dam Safety first. When Steve pressed on she said just use the Sluice Gate to adjust the level, this was the design.

Lynn Venziale Tier 2: If Lippincott went out of business how is this contact valid? Steve answered Penonni bought the contract.

Amanda Coffey Tier 2: Asked what the plan is and what is going to happen?

Don Saunders answered and explained what exactly is going to happen. A steel wall will be constructed and then a D shaped structure will be placed in front of the dam. This will then be backfilled with concrete. Holes will then be drilled and filled with concrete. This will then be tied into the wing walls.

Megan McGee Tier 1: Will the vibrations from this work end up costing us more money? Don Saunders explained we are working on the pressure sites and this is where the plates will be placed. The spillway and beach areas are not the issue, again it is the high pressure areas that are where the boils have been created.

Butch Perna Tier 2: Lippincott went out of business and Penonni bought it and made revisions. Is that correct? Steve said yes and then Butch wanted to know if the lawyer reviewed the revisions. Steve said no and we do not know why.

Question: what is going to be done about this? We are implementing a new by-law that will protect all boards going forward that any contract will be reviewed by an attorney.

Kegan Smith: What attorney are we using for this? She mentioned Frank Raso our land attorney and Steve said no he is our land use attorney and we are using Hill Wallack's construction attorney.

Per the state until we have a final inspection we do not have to make the final payment.

Megan McGee Tier 1: Request made that final inspections be done on both Braddock and Cushman when the time comes. Steve tried to explain that this is what is going to happen. The DEP file cannot be closed until Cushman is done and then both will be inspected and we will receive our service manuals for both dams.

Megan McGee Tier 1: She has concerns with Braddock and the water running over the secondary spillways. She said Beth said this is how it should work. Steve interjected and said Beth told him that once the fish ladder is opened up it will cause the water to go down by an inch or two. The Fish ladder cannot be opened until Cushman is done.

Keegan Smith Tier 2 : You have to go through the paperwork and find out about 3<sup>rd</sup> party inspectors and project management and if we would check their very detailed notes from when she and Carol were on the board states everything that Beth Grasso admitted to and said she was the project manager. She insisted this is a legal and binding document regardless of what the contract says. Things were done wrong let's fix it and again something done wrong let's fix it.

Steve said everything was approved as the change orders were presented.

Megan McGee Tier 1: We did not have to say yes to the changes. Insists we did not have to be in this position if we would have fought back on all the changes.

Questions regarding a 3<sup>rd</sup> party engineering company. The project would have to be put on hold and cost an additional 50,000.00 to 70,000.00. Questions about do we want this done right? We have asked for a warranty and have not received this at this time. At this point we need paperwork and guarantee regarding this new work. Steve will send another email to request this and put the email on the website and when we have an answer that will also be on the website.

At the last Dams committee meeting we voted to go forward with the project and sent Zeuli a deposit for the new work to begin, after receiving the information from our lawyers that it is not cost effective to go forward with a lawsuit and the contract reading the way it does.

Executive meeting minutes will be done. AnnaMarie will get them done as soon as possible.

Amanda Coffey Tier 2: Question how much the dues would up for this project Steve answered: we have not discussed this as of yet and will not be done until we discuss a new budget. At this time we have the money for the project to go forward.

Megan McGee Tier 1: are we holding off on work for George and Albert? Answer Yes. And do we trust the work that she did for those two dams? Answer: This will be reviewed by the engineering firms that have contacted us. If they are not happy with the results then we will deal with that at that time.

Projected time line is 6-8 weeks and the lake will have to be lowered down to a stream.

Diane Rhode Tier 2: Does the state have anything else to say. Steve said no they do not.

Tom Venziale Tier 2: Questioned if the wooden dam will be a new dam or a rehabilitation. Steve said it will be all new. Questions regarding all the growth and we are going to get the landscaper to care for it and questioned if this is the correct route to take.

Nothing new from the trustees. Motion to adjourn at 7:40pm.

