

Meeting Collings Lakes Civic Association

Date: September 8, 2025

Roll Call: Mike Hollander, Steve Slimm, Brian Trasseti, Mark Wainwright, Don Saunders

AnnaMarie on vacation so minutes were not read from August meeting.

Pledge of allegiance

Steve started off with the treasurer's report.

Breakdown of accounts:

Maintenance account: \$356,663.24

Games of Chance account: \$5,446.76.

DAMS account: 391,972.43

Money Market account: \$150,976.79.

Expense Account: \$1156.86

Savings Account: \$5051.92

Bill for approval:

We have some of the items we have paid for, which we voted on prior to this meeting, but it's all in September.

Beach Signs: \$540.00

Dennis LaSassa Porta potty: \$100.00

Lake Front certification for the lifeguards: \$300.00

Hill Wallack: \$5461.50 for June 15 to June 30, 2025

Hill Wallack: \$13,712.75 for July 2025

Certified Mailings: \$10.77 and \$35.61 total \$46.38

Post Pounder: \$42.64

Atlantic City Electric: \$12.55

ACV: \$1500.00

Zoom: \$17.05

Paychx for Lifeguards: \$49.02

Swim ropes and buoys total: \$1609.92

Total bills for approval: \$23,391.81

Don Saunders made a motion to approve the bills and Mike Hollander second.

Role call votes;

Mark Wainwright: Y

Brian Trassetti: Y

Mike Hollander: Y

Don Saunders: Y

Steve Slimm: Y

Bills Passed.

As far as committees ACV along with Diane Rodes and Jan Kauffmann will be doing to counting in December for the election.

Dams: Bob Kauffmann was on for the meeting that was held with Beth to go over the specifics regarding the wing walls to the permanent underwater structure, which is going to hold back the concrete and they are 35 feet down. This was going to be welded and now the south side which is the East Collings Dr side will now be bolted. Four bolts, four foot long and the bolts will go through the wings walls and the permanent structure under the water. They also need what are called plate washers which are 7/8" thick and about 4" Long by 2-3" wide and made of hardened steel nuts and bolts.

On the opposite Fenimore Drive, North side they are putting in an angle 7/8". They will be doing the same exact thing on the North side. 4 feet down and 4 feet long, bolting it every 4 foot down and 4 foot long with the same plating.

Now that all this has been determined the work can now begin. The time line is not exact but it should not take long. All the sheets are in so once they are done with the sheathing, pumps will be placed and the area will be drained completely and move on to compacting the soil and putting in the flowable flow concrete. They will then go into the dam, they have the specifications for this, drill holes and fill them in with concrete. All went well and they are moving along smoothly. Bab and Don had nothing more to add.

Don spoke on the beach areas being cleared. We have the ground anchors for 2nd and 3rd beaches for the new ropes and buoys. New lifeguard chairs will be placed in the weeks to come

and are part wooden and partial composite , and they should hold up well. The chairs were \$325.00 each.

The container on beach 3 has been placed and RDZ flattened out an area for the container to be dropped off. When they dropped off the container they got stuck and disturbed the soil. The foreman, Jim from RDZ went over and worked on leveling it again.

RDZ also went to second beach and worked on the swimming area and did not charge us.

On to questions from the public.

Katherine Grace: The life of the dam is 75 to 100 years.

The lifeguard stands will be cemented in once they arrive.

Nicole: Questioned if there is a warranty? Steve, not sure how long the warranty is for.

Amanda Coffey tier 2: Question the warranty going forward. If something goes wrong in the future who will be responsibility. Contractor 2 year warranty on workmanship and materials. As far as Penonni Engineering we are not getting anything as far as a guarantee or warranty. Discussion regarding the construction of the dam. The additional reinforcements and design are solid. It will be sealed off 30 feet down and the new design is very robust.

Steve reinforced that Penonni will not get another job from us.

Steve elaborated on the purchase for next year for the lifeguards. We need new kayaks, backboards.

Pricing at beach 1 has been discussed regarding clearing the brush at Braddock.

DOD: \$4000.00, Ivan the landscaper \$2800.00, Mike got a local quote of \$2700.00. We are ready to go to bid for this.

Kevin from ACV has exciting news. The board has requested we send out the votes on the amendments regarding that all contracts be reviewed by our attorney. It is a negative vote so if you want it to pass, you do not have to send it back, if you don't want it to pass then send in your no vote.

The second vote will be for electronic voting. That was passed back in the beginning of the year as well, to allow for electronic voting. This is going to save the association money. On average, paper ballots cost around \$10 a home, so you can do the math. We are required by law to send the ballots out to everybody, so anybody who doesn't opt in for the electronic voting, you'll receive an email, it'll give you instructions on how to vote, it will confirm you are eligible to vote, it will give you a passcode, and you will log in and place your vote, just like you would with

a paper ballot, check the boxes. The cost of that is around \$5, so it's half the cost, literally half the cost, of doing the paper ballots.

So, those that don't opt in through sending the form back will have to get a paper ballot. So, at a minimal, we'll reduce the cost. At best, we'll cut the cost in half. These ballots will go out and will need to be back within 2 weeks.

After this the nomination ballots will go out on October 8, 2025 and returned within 2 weeks and then the elections ballots will be sent out.

Sherry Scarpelli: Has the engineers insurance company been put on notice to recoup the extra money we paid for repairs required due to their poor advice/ work?

Response: Our attorneys reviewed the contract and said basically there is nothing we can do. The contract was also sent to the attorney's construction attorneys and they concurred. This is why we are putting a new bylaw in place to protect this board and future boards from having this happen again.

Collections has been going really well. They are doing great work. Kevin detailed the following numbers. I can tell you, actually, the last report we got for July, \$61,676 was invoiced to, the Association for Collection Work between December 16th, 2024, and July 31st, 2025. And, \$165,104 in payments were received between January 1st and July 31st of 2025.

It stated almost \$50,000 was collected in July, making it our best month so far this year, as a direct result of the collection efforts. Steve elaborated on the resale letters that he has sent out and are not included in these numbers.

Details given on the individual who was in the Quarry and got hurt. We sent the information to the attorney and they said send it to the insurance company. Steve gave the details to Nicole at the insurance company and told her this is not CLCA property.

More questions in the chat.

Sherry Scarpelli wanted a review of what we are voting on. Kevin , ACV explained the vote again regarding that all contracts will be reviewed by an attorney.

There was another question from Nicole(no last name or tier given). Is there anyway that ACV can do a dams account breakdown like the checking account breakdown? Kevin asked her if she was speaking on the reconciliation and explained how the reconciliation works. If the dams account has no activity you will not see any. The redactions are payments or activity that are made by residents.

Sherry Scarpelli: Questioned the insurance company and why we are not looking elsewhere. She is an insurance agent and said she will try to check into different companies for us. Kevin did

explain that due the complexity and liability of Collings Lakes they are the only company that will insure us.

Kevin answered reaming questions in chat. Insurance just renewed this summer. Printing price was for 4272.00 Kevin asked Nicole to send a request to the ACV portal to remind him and he will get back to her.

Steve reminded everyone that going forward that first and last names and tiers must be placed in the chat and on Zoom or questions will not be answered.