

Collings Lakes Civic Association Meeting November 3, 2025 Zoom

Don Saunders bought the meeting to order. Pledge of Allegiance conducted

In attendance:

Steve Slimm was not in attendance

Roll Call:

Mark Wainwright: Y

Brian Trasseti: Y

Mike Hollander: Y

Don Saunders: Y

AnnaMarie: Y

Don requested a motion to accept minutes as posted online.

AnnaMarie made the motion Brian seconded the motion. All in favor.

Kevin from ACV read the financial report.

Reports are on the website.

1,778,545,066 for our accounts, and I'll go through the totals for the new accounts when I get to the bank statement section. Currently, we have \$42,000 in accounts payable. \$18,000 of that is prepayments, people that paid, before the payments were due.

The net income, \$218,000, and then, we have the, retained earnings of \$653,000 for a total of, like I said, \$1,778,000.06.

Net income for the quarter \$36,696. Last month of October, \$971,320 cash, at the end of that period, \$967,950. So we have, more... a little bit less than we started with, due to some of the invoices, which we'll discuss in the next section.

Balances as of October 30th, in the maintenance account, \$333,817. Games of chance, \$5,466.76. Game assessment account, \$416,660.69. The money market, \$170, 718.45. Expense account, \$1,454.18. The savings account is \$5,052.59, and then, the loan, currently has the \$25,025.80.

September invoices, we had the lifeguard stands, that was \$425. Tractor supply for, the chains, that was \$46.45. Mailings, certified mailings for collections, \$23.74. QuickBooks expense for the month, \$115. Harbor Freight, Beach Road Clips, \$8.44. Atlantic City Electric September, \$13.99.

Hill and Wallack monthly invoices for September, \$12,947.51. Tractor supply for additional chains, \$44.33. Another certified mailing, \$69.54, monthly Zoom, \$17.05, and then another, certified mailings for \$21.54. Total, for the expenses for September, because we did not have the meeting in October, \$13,732.59.

Kevin questioned if we want to approve both September and October because we did not have an October meeting? The board made the motion to accept the reports separately.

AnnaMarie made motion to accept the September report. Mike Hollander second the vote.

Roll Call:

Mark Wainwright: Y

Brian Trasseti: Y

Mike Hollander: Y

Don Saunders: Y

AnnaMarie: Y

October invoices:

RAC Property Maintenance does our seasonal cuts, and they bill us once at the end of the season. That was, \$1,200. Certified mailings, again, for collections, \$22.12. Atlantic City Electric the month, \$13.99. Another board, certified mailings, 2154. Grassmasters for the dam spillway Cleanup. \$2,700. The purchase of the kayaks for the lakes, \$410. QuickBooks for the month, \$115, additional Certified mailings, \$80.91. Monthly Zoom invoice, \$17.05. Sand, signs by Dan, I believe these were signs for the beach area, \$540. Zoom invoice, \$17.05. Signs by Dan, these were signs for the beach area, \$540. Atlantic City Electric \$12.13. ACV's, invoice for ballot mailings, for the amendment to the governing documents, \$4,462.25, and then ACV's invoice for, November was \$1,500. Total \$25,467.33.

Mike Hollander made the motion to pay and approve these invoices. Mark Wainwright second the motion.

Committee reports: Elections

So far, we have ACV, Diane Rhodes, and Janet Kaufman on the Election Committee for counting ballots. Maybe Kevin could speak a little bit about what happened with the ballots. Two items for the election. Kevin mentioned the invoice for the vote. The first election of our voting was the ballots that went out for the amendments of the governing documents that the board put forth at a previous meeting for making sure that any contracts moving forward are approved and reviewed by an attorney. That went out to everybody for a negative vote.

We received 35 ballots back, the voting has been closed, and that amendment is going to pass, because we did not meet the threshold for 10% rule. We need less than 10% of the owners to reply and reject the proposal, then the motion passes, and so we have 35 and we needed 106 so the proposal is passed. The attorney will draw up the amendment, the board will sign it and then it will get recorded. A copy will be posted to the portal and the website.

Kevin elaborated on the election itself. There was an amendment for the voting to be done electronically and to be done by tiers. ACV didn't understand the second part of this and thought it was changed and it was two votes regardless of tier and on one ballot. The ballots that went out are incorrect and will be resent at no charge to the association.

There will be a second set of ballots that should be coming this week. So the way you can tell is the return envelope is going to be white, but the envelope that it comes in with your information is going to be a color, so we will be able to track that on our end. I do apologize for that. This is a civic association, but you are adopting some of the rules of a homeowner's association, but not all of them, and we were unable to locate a previous ballot.

So, the online voting was open for a day or two. It has now been closed and it will be closed until we send the new ballots out and the new information. Each of you have to vote for your own tier and the at-large person, and that's now been separated and segregated so that each tier can vote on their own and not be, affecting the other tiers.

AnnaMarie questioned if the return envelope had the return address of the owner and Kevin said yes.

Kevin gave us the names of the nominees. Steve Slimm, Meagan Dehart, Shauna Schneeman, Diane Rode, Nick Ninfa, Ryan Scheff, Gina Stant.

The folks that accepted the nominations are Tier 1, Steve Slimm. Tier 2 Gina Stant, Tier 3 Don Saunders all running unopposed. AnnaMarie LaRocca and Caril Weldon are running for the At Large nominees. We still have to mail the ballots out, because each person has to vote for the at-large person. But by law, we must put everybody on, even though there is a single person and not a runoff and we will also have the write in option. These ballots will have the tier that you're voting on for that person to check and then you also have a spot to pick for between Anna Marie and Carol.

Everybody will be getting a ballot, and then if they're not in good standing by the deadline, then their ballot will not be counted. They should be receiving an email notification letting them know whether they are eligible or not.

Sherry Scarpelli said her question was in regards to the election. Kevin said he will into this to see why it did not work.

Don Saunders spoke on the dams and lakes. Steve was able to get to Braddock and got the gate to open. First beach is in compliance with the permit so it will be lowered. It will be lowered about 2 feet in order for the residents to be able to clean their lakefront. Beth Grasso has done her inspection and now we are waiting on her punch list items and then we can proceed to get the final inspection done.

Don Saunders also spoke on grounds. New container has been placed at third beach. Steve and Don placed buoys on 2nd beach and 3rd beach. We also got new markers, new ropes and floats.

The 2 new lifeguard chairs are on the beach but we need to concrete them down and we can do this between now and the spring.

AnnaMarie spoke on December 7 and a new fund-raising campaign. AnnaMarie and the board want to do something good for the community since it has been a pretty tough year. We need to celebrate Christmas and just have a feel good day. She has obtained a permit for the a bonfire, she has been in touch with the fire company to possibly have the truck come down and hopes to have a Santa. We will also have make and take decorations for the kids, S'mores, hot chocolate, apple cider, donuts, cookies and whatever we come up with. Kathy Stewart has donated a tree and we can decorate it and have a lighting.

New fund raising campaign that works with 2nd ave thrift. We will be gathering clothing, toys, small appliances, dvds, etc. We will be setting up days after the Holidays to gather the items and then we will take them to 2nd Ave Thrift, they will weigh the items and deposit the money.

Beth mentioned the bulb sale and we made \$20.0 but we will keep trying to promote this sale going into the spring. Beth also mentioned a new chocolate shop in Vineland that we can partner with and we can get a portion of the proceeds of sales.

Steve Naegele Tier 1 asked if we could store the new lifeguard stands in the container and Don said he would work on this.

Chat Questions:

Amanda Coffey Tier 2: Question if there is going to be a 2nd beach clean. Up Don said he will check it out but we will have to do another next year.

AnnaMarie said we can start by cutting up the old stand. I'm going to check put the next and see if there is any activity.

Question in the chat in regards to the Kayaks. We need them per for the board of health as a floatation device for the lifeguards.

Erica Tier 2: Who will be paying for the ballots. ACV will pay for the new ballots to be mailed.

AnnaMarie made the motion to adjourn and Brian second. Meeting adjourned at 7pm.

