September 14, 2026

Collings Lakes Civic Association meeting held at 6:30pm in Folsom Borough Hall.

First and foremost, we, as the board of the association apologize for the inconvenience of the Zoom portion of this meeting not being operative. This was due in part to a lack of communication and we will have solutions that have been put in place so this does not happen again.

Meeting was brought to order by Don Saunders Vice President.

The pledge of allegiance was done.

Roll call:

Don Saunders Vice President, Brian Trasatti Tier 3 representative, Michael Hollander Tier 2 representative, Ed Quinn Tier 1 representative, AnnaMarie LaRocca Secretary. Gina Stant was going to join via Zoom but could not. Steve Slimm President did not attend.

The minutes posted on the website were approved from June. AnnaMarie made the motion to forego reading of the minutes due to time constraints in Borough Hall. Don 2nd the vote and all in favor.

Treasurers report done by Kevin Meyers ACV management:

The report was posted to the website last week for all 3 months since this was our first meeting since summer recess. The following information can also be found under the financial tabs on the website. I have included in these the September 14, 2026 minutes all 3 months of bills. Bank balances can be obtained from the website. I have notated the bank balances for August since this is what was read at the meeting.

August Bank Account Balances:

Maintenance Account: $265,806.21

Games of Chance: $5,509.01

Expense Account: $4431.40

Savings Account: $5035.06

Dams Assessments Account: $655,271.81

MBS Money Market: $191, 354.42

Loan Balance: $1000.00

June Invoices for approval at the September 14, 2026 meeting.

1 6/1/2026 MBFS CLCA Loan Maintenance 703501 $2,020.10

2 6/4/2026 USPS Certfied Mailings Expense 473512 $24.90

3 6/8/2026 Grass Masters landscaping Maintenance 9 $750.00

4 6/10/2026 Paychex Payroll-Lifeguard Maintenance 2026062500 $65.00

5 6/10/2026 USPS Certfied Mailings Expense 629 $7.10

6 6/18/2026 Pennoni Dam Rehab-Braddock, Cushman dam n/a $1,700.00

7 6/21/2026 South Jersey Water Testing Beach Maintenance Y115389 $3,110.25

8 6/22/2026 Grass Masters landscaping-beach Maintenance 10 $750.00

9 6/23/2026 USPS Certfied Mailings Expense 0058469 $6.66

10 6/24/2026 Wizatrd Festival of fun Community Day Maintenance 070526 $5,000.00

11 6/24/2026 Atlantic city Electric 5/22/26 TO 6/22/26 Maintenance 062426 $14.92

12 6/26/2026 ACV Property Management July Management Fee Maintenance 2722 $2,950.00

13 6/26/2026 USPS Certfied Mailings Expense 567 $40.13

14 6/28/2026 Zoom June Expense INV359946154 $17.05

15 6/30/2026 Hill Wallack LLC Monthly Invoice Maintenance May Invoices $10,456.67

July Invoices for Approval at September 14, 2026 Meeting

#	Date	Vendor	Description	Account	Invoice #	Amount
1	7/1/2026	Dennis Lasassa Jr Plumbing	Beach-Toilet June	Maintenance	11483	$125.00
2	7/1/2026	Paychecks	Payroll-Lifeguard	Maintenance	2026063001	$54.30
3	7/3/2026	Paychecks	Payroll-Lifeguard	Maintenance	20260703	$2,175.24
4	7/14/2026	staples	envelopes-election	Maintenance	25595	$134.36
5	7/14/2026	staples	envelopes-election	Maintenance	25596	$79.98
6	7/14/2026	staples	fasteners-election	Maintenance	93863	$20.26
7	7/14/2026	Paychecks	Payroll-Lifeguard	Maintenance	2026071401	$82.08
8	7/17/2026	Paychecks	Payroll-Lifeguard	Maintenance	20260714	$2,409.49
9	7/20/2026	USPS	Certfied Mailings	Maintenance	048	$48.36
10	7/22/2026	Intuit	QuickBooks	Maintenance	10001512700001	$115.00
11	7/24/2026	Atlantic city Electric	5/22/26 TO 6/22/26	Maintenance	062426	$14.92
12	7/24/2026	Hill Wallack LLC	Monthly Invoice	Maintenance	June Invoices	$15,005.25
13	7/25/2026	State of NJ	Labor workforce	Maintenance	081726	$6.60
14	7/26/2026	ACV Property Management	August Management Fee	Maintenance	2776	$2,950.00
15	7/26/2026	USPS	Certfied Mailings	Maintenance	510	$6.66
16	7/28/2026	Zoom	July	Maintenance	INV355980271	$17.05
17	7/28/2026	USPS	Certfied Mailings	Maintenance	049	$21.43
18	7/28/2026	Paychecks	Payroll-Lifeguard	Maintenance	2026072801	$166.29
19	7/29/2026	Grass Masters	Landscpaing	Maintenance	12	$400.00
20	7/31/2026	Paychecks	Payroll-Lifeguard	Maintenance	20260730	$2,085.99
21	07/14/826	MBFS	CLCA Loan	Maintenance	703501	$2,011.85
Total						**$27,930.11**

August Invoices for approval at the September 14, 2026 meeting.

1 8/3/2026 USPS Certfied Mailings Maintenance 689 $35.39

2 8/3/2026 Dennis Lasassa Jr Plumbing Beach-Toilet June Maintenance 11694 $125.00

3 8/3/2026 USPS Certfied Mailings Maintenance 081726 $38.54

4 8/11/2026 Paychecks Payroll-Lifeguard Maintenance 20260811 $82.08

5 8/14/2026 Paychecks Payroll-Lifeguard Maintenance 202608714 $2,297.94

6 8/14/2026 MBFS CLCA Loan Maintenance 703501 $2,011.85

7 8/15/2026 Voopeak Beach Camera Maintenance 081426 $338.35

8 8/18/2026 Staples Envelopes-Election Maintenance 98913 $212.64

9 8/22/2026 Intuit QuickBooks Maintenance 10001521720286 $115.00

10 8/24/2026 Hill Wallack LLC Monthly Invoice Maintenance July Invoices $12,713.00

11 8/25/2026 Atlantic city Electric 7/25/26 TO 8/24/26 Maintenance 082526 $22.04

12 8/25/2026 Paychecks Payroll-Lifeguard Maintenance 20260825 $82.08

13 8/26/2026 ACV Property Management June Management Fee Maintenance 2809 $2,950.00

14 8/28/2026 Zoom May Maintenance INV355980271 $17.05

15 8/28/2026 Paychecks Payroll-Lifeguard Maintenance 20260826 $2,264.47

Total $23,305.43

AnnaMarie made a motion to approve the bills and Mike 2nd the motion.

Roll Call Vote: Ed Quinn Y, AnnaMarie LaRocca Y, Michael Hollander Y, Brian Trasatti Y, Don Saunders Y.

Dams Report:

Don and AnnaMarie spoke to the dams. AnnMarie was at the dams committee meeting as the recording Secretary and Don is on the dams committee. The main focus at the dams meeting was explained to the public regarding the RFP for engineering. Notes from the dams committee meeting are posted on the website under the minutes tab. One change was made to the RFP. The following verbiage has been added to the document. The sealed bids are going to be mailed the law office of Hill Wallack in Cherry Hill NJ. Once Hill Wallack approves this change the RFP will be posted to the website.

AnnaMarie made a motion to approve the RFP and Don 2nd the motion. Roll call vote as follows.

Ed Quinn Y, Mike Hollander Y, Don Saunders Y, Brian Trasatti Y, AnnaMarie LaRocca Y.

No President's report.

Fund Raising: AnnaMarie discussed the possibility of the photo contest for the calendar may be able to be produced in time she is continuing to try to connect with Barbara. We may be able to make this happen. Ed Quinn had mentioned a raffle of an ATV but this may be an expensive proposition. We could try to get one donated. Anne Adair stated that she has ideas for t-shirt fundraising. AnnaMarie will connect with her to go over designs and how we can work together.

We will be having a tree lighting ceremony again, more details to follow. Butchie Perna has offered to buy and plant a Christmas tree this fall. AnnaMarie has been in contact with him.

Grounds: Don spoke to the volley ball net and he got busy with work this summer and he is going to try to get it in place this fall. Beach discussion regarding adding more sand next year to 2nd and 3rd beaches.

Old Business: none

New Business: Election of officers for 2027. Nominees Ed Quin, Gina Stant and Brian Trasatti accepted their nominations. Election ballots will go out mid-October. AnnaMarie asked for volunteers to assist to stuff envelopes when the time comes around. Two residents at the meeting volunteered.

Open Floor:

Lynn Veneziale tier 2:

Lynn questioned if the Lake George dam aka the wooden dame would be a full rehabilitation or a repair? This dam is a reconstruction not a rehabilitation.

Lynn asked Kevin if any board members were working for ACV in a 1099 capacity. Kevin said no.

Diane Rode: Will boat ramps be bulti for 2nd and 3rd beaches so cars do not have to ride over the beach to put their boats in. Don said this is still in discussion and trees need to cleared.

Diane had another question about the residents that live off Cains Mill and use CLCA property to park their vehicles. The board sent a letter to one of the residents and they have moved the cars. We have also been in touch with our legal team and we need to make signs for these properties and then we will be able to tow them if they are not in compliance. We have to get a towing company to work on this with and the towing name and number will have to be on the signs.

Diane also made a request that instead of canceling the summer meetings, cancel the winter meetings. AnnaMarie said there is more activity in the fall and winter months getting ready for the following year. We will look into that going forward.

Dawn Millard: The fish ladder at Braddock has debris stuck in it. The board will look into this.

AnnaMarie made a motion to adjourn the meeting and Mike 2nd the motion. Adjourned at 7"30pm.

The next meeting will be held at Folsom Borough Hall at 6:30pm on October 5, 2026.