



CLHA NEWSLETTER

General Meeting Minutes for March 2, 2023

Next Executive Board Meeting **April 6 2023, 6:00 PM**

Next General Meeting **April 6 2023, 7:00 PM**

BAY AVENUE COMMUNITY CENTER

775 East Bay Avenue - Manahawkin • ColonyLakesHOAnj.org

COLONY LAKES HOMEOWNERS ASSOCIATION

P.O. Box 270 • Manahawkin, NJ 08050 • Email: ColonyLakes@outlook.com

BOARD MEMBERS

PRESIDENT

Rich Carlson
(609) 290-4988

TREASURER

John MacNeil
(609) 978-0421

SECRETARY

Adele Schock
609-618-8459

VP OPERATIONS (ERC)

Ed Hillier
(609) 713-0383

VP UPPER LAKE

Kathy Scerbo
(609) 622-2016

VP LOWER LAKE

Karen Connolly
(201) 919-5419

VP LAKEVIEW

Maureen Magis
(609) 597-0004

NEIGHBORHOOD COMMITTEE



ERC MEMBERS

(For those items requiring
ERC written approvals)

Ed Hillier
(609) 713-0383

Maureen Magis
(609) 597-0004

Matt Mahasky
973-224-7630



Meeting called to order at 7:03 by V. Pres. Ed Hillier

- 16 attendees representing 14 addresses were present ensuring quorum was achieved. Pledge of Allegiance followed.

President: Rich Carlson:

- No report: not in attendance

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for the month. A. Krupp moved, M. Mahasky 2nd to accept the financial report as presented. All agreed, no objections.
- John requested a motion to charge delinquent homeowners (as per bylaws Art. III/ Sec 8) interest at the current prime rate (7.75%) for delinquent HOA dues. A. Krupp moved/ B. McGrath 2nd. All Agreed. No objections.
- John also noted we are still seeking a volunteer for the Treasurer's position.

Secretary: Adele Schock:

- No report: due to the winter break, all previous newsletters had already been approved.

VP Ops: Ed Hillier:

- Noted it has been a quiet winter, very few ERC permits requested.
- Noted Lake Testing sites are set for 2023.

VP Lower Lake: Karen Connelly:

- No Report due to the off-season
- Noted an abundance of swans have been seen in/around the lake.

VP Upper Lake: Kathy Scerbo:

- Reported Lake is in good shape.
- Kathy reminded homeowners to pick up their dog waste (as required by township code 60-18) and not to let any type of litter get into the lakes (tsp code 136-7). Suggested visiting the "Clean Water NJ" page of the NJ DEP website for more information.

VP Lakeview: Maureen Magis:

- Maureen reported that the board is still reviewing proposals for the Beach Sand Replenishment Project
- We will be replacing the 3 missing & wrong color pieces of the playground fence.
- Boat Parade 2023...The dates have been chosen as: Regatta/Picnic to be held on Saturday August 26, with a rain date of Sunday August 27. We will be asking for homeowner volunteers to assist in all facets of this event.
- Reminder: Please use the beach trash can as needed for pet waste. It is moved to the fence-line for convenience.

Old Business:

- The board is still researching attorneys to guide us through the Bylaws Update project.

New Business:

- A. Krupp reminds homeowners to remember to lock the beach gates when leaving the area in order to reduce our liability. Also discussed changing the gate code. Board took that suggestion under advisement
- B. Souchuck suggested adding the 3 topics of Locking the Gates, Picking up after your pet and Water/Lake Cleanliness as reminders on the homeowner newsletter. We agreed to add it to the next 3 mailings.

Meeting was adjourned by a motion from M. Mahasky 2nd by B. McGrath with no opposition.

Adele Schock. Sec.

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All are Welcome

REMINDERS:

PLEASE CLEAN UP ALL PET WASTE.

WHEN LEAVING THE PLAYGROUND OR BEACH LOCK THE GATES IF YOU ARE THE LAST TO LEAVE.

HELP KEEP OUR LAKE CLEAN BY NOT BLOWING DEBRIS INTO THEM.