



CLHA NEWSLETTER

General Meeting Minutes for March 7, 2024

Next Executive Board Meeting **April 4, 2024 at 6:00 pm**

Next General Meeting **April 4, 2024 at 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

Matt Mahasky
(973) 224-7630

VP LAKEVIEW

Maureen Magis
(609) 597-0004



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 7:00 pm by Pres. R. Carlson

18 attendees representing 18 homes Quorum was achieved.

President: Rich Carlson:

- Rich greeted, thanked everyone for attending and lead the Pledge of Allegiance.
- Rich Announced that the Board voted to accept the application of Matt Mahasky to the board vacancy: VP Lower Lake as of 3/7/2024.

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits thru 2/29/2024 M. Mahasky moved, E. Hillier 2nd to accept the financial report as presented. All agreed, no objections.
- As per Tab 2/Article 3/Section 8 of the Bylaws, John requested a motion to charge interest at prime rate (currently 8.5%) to homeowners delinquent in paying their dues. N. Wilen moved, A. Schock 2nd, All agreed, no objections.
- 230 owners have paid 2024 dues, leaving 35 currently unpaid.
- John noted our EOY State & Federal tax reports have been completed, sent 3 1099's to contractors and our 1120H is to be completed, with all necessary docs already sent to the accountant.

Secretary: Adele Schock:

- Requested a motion to accept the 10/5/23 meeting notes/newsletter as presented. K. Scerbo moved, B. Keegan 2Nd. All agreed, no objections.

VP Ops: Ed Hillier:

- No news to report ERC has been quiet as well.

VP Lower Lake: Matt Mahasky: No report (just appointed this evening)

VP Upper Lake: Kathy Scerbo

- Upper Lake is visually clear and the water is cold.
- Lake inspections will begin again in May.

VP Lakeview: Maureen Magis:

- The teetertotter was removed from the Jennings Beach due to age and safety concerns. Estimates are being sought for replacement.
- Phase II of the playground project: currently gathering estimates for sand replenishment at the beach.
- Reminder: gate locks need to be locked upon leaving the common areas. John noted the locks are replaced seasonally/as needed to ensure ease of use.
- N. Willen asked if the teetertotter could be replaced with a toddler swing instead. Options will be looked into for feasibility.

Old Business:

None Pending

New Business:

- W. McGrath asked how many homes were broken into. M. Magis stated 5. Conversation ensued regarding keeping a watch out for your neighbors' homes, installing cameras, and if your home is empty for a length of time, please take steps to make it appear occupied (ie ask a neighbor to put out/take in your trash cans etc)
- L. Keenan asked for a landscaper recommendation. She was advised to discuss options with meeting attendee neighbors after the meeting, as the Board cannot make "Recommendations" of vendors.
- The meeting was adjourned by a motion from N. Willen and 2nd by M. Magis at 7:35 pm with no objection.

Adele Schock. Sec.

REMINDERS:

Please clean up pet waste.

When leaving the Playground or Beach, Lock the Gates if you are the last to leave.

Help keep our lakes clean by not blowing debris into them.

Be sure to seek ERC approval BEFORE making alterations to your property.