



CLHA NEWSLETTER

General Meeting Minutes for September 5, 2024

Next Executive Board Meeting **Oct. 3, 2024 at 6:00 pm**

Next General Meeting **Oct. 3, 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

VACANT



ERC MEMBERS

(For those items requiring
ERC written approvals)

Ed Hillier
(609) 713-0383

Matt Mahasky
973-224-7630



Meeting called to order at 7:02 pm by Pres. R. Carlson

34 attendees representing 27 homes Quorum was achieved.

President: Rich Carlson:

- Rich greeted, thanked everyone for attending and lead the Pledge of Allegiance. Rich noted that the Budget Meeting will be held on the First Saturday in December (Dec 7, 2024.) and to save the date in order to attend this most important meeting of the year.

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for 6/1/24-8/31/24 M. Krupp moved, D. Tauro 2nd to accept the financial report as presented. All agreed, no objections.
- 9 owners have yet to pay their annual dues. Notice of Intent to File Liens are going out.

Secretary: Adele Schock:

- Nothing to report

VP Ops: Ed Hillier:

- Property modifications need ERC approval PRIOR to work beginning. Contact Matt or Ed for approvals. Roofing leak repairs can proceed prior to approval to avoid further damage.

VP Lower Lake: Matt Mahasky:

- Matt reported that we have reached the end of the season and lake testing has concluded till next year, per state law.
- We are researching other lake management companies to see what options are available to best meet the needs of our community.
- The fish ecosystem is very healthy.
- BYLAWS: Matt reported he has met with a law firm to assist us in updating our outdated bylaws. We are waiting on the rough draft to come back which will be a melding together of our current bylaws, the bylaws committee recommendations, and current NJ HOA Laws.

VP Upper Lake: Kathy Scerbo

- Kathy addressed the less favorable condition of the upper lake this season, thanking John for all he did throughout the season to try to rectify the situation.
- Remember that it is the homeowner's responsibility to ensure their landscapers are not blowing. Tossing or raking debris into the lakes.
- John spoke to the Upper Lake conditions: The company did not change, we have been using Solitude for the past 8 years, but the actual technician and the type of boat used to treat did. The issue was bio-film and turbidity. It did not make the lake unsafe to swim in. We have expressed our satisfaction with this year's results to Solitude. The lower lake fared better, needing only to be treated once this year.

VP Lakeview: VACANT: no report

Old Business:

- No outstanding business pending.

New Business:

- A homeowner asked if there is a plan to pave the remainder of Jennings Rd. It was advised to call the town to discuss
- A homeowner wanted to bring it to the attention of the community that some personal property (lawn signs) had been removed from their property by an unknown party.
- The meeting was adjourned by a motion from K. Ward and 2nd by V. Tauro at 7:35 pm with no objection. Respectfully submitted, Adele Schock, Sec.

Adele Schock, Sec.

REMINDERS:

**** IF YOU HAPPEN TO HAVE PICKED UP PAGE 1 OF THE SIGN IN SHEET ON YOUR WAY OUT OF THE SEPTEMBER MEETING, PLEASE RETURN IT TO THE OCTOBER MEETING AS IT IS PART OF OUR HISTORICAL DOCUMENTATION—Thank You ****

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.