



CLHA NEWSLETTER

General Meeting Minutes for March 6, 2025

Next Executive Board Meeting **April 3, 2025 at 5:30 pm**

Next General Meeting **April 3, 2025 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 VACANT

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 He Thanked everyone for attending and led the Pledge of Allegiance

18 attendees representing 15 homes Quorum was achieved.

President: Rich Carlson:

- Board accepted Kathy Scerbo's resignation. We all thank her and appreciate her years of service to our community.

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for January & February. K. Ward moved, J. Fallon 2nd to accept the financial report as presented. All agreed, no objections.
- John asked for a motion to charge the current prime rate (7.5%) as the penalty for late dues payments. A. Krupp moved: L. Keenan 2nd. All agreed, no objections.
- John noted we have switched our accounting software to QuickBooks at the request of our accountant.
- John noted the Board approved signing 2025 contracts with For Shore Weed Control for weed control of the common areas: Garden State Labs for the required Lake Testing; and Tigris Aquatic Services LLC for lake condition management. This contract is for more than LY but we are getting additional services and are still within the budgeted amount.
- 2025 Dues: 227 homes have paid leaving 38 who have not. This is more not paid than at this time last year.

Secretary: Adele Schock:

- Nothing to report at this time.

VP Ops: Ed Hillier:

- Lake testing and Flags will begin again mid-May

VP Lower Lake: Matt Mahasky:

- The Board is continuing to work on the Bylaws Update project. They are currently reviewing the recommendations made by the attorney.
- Matt reviewed last year's lake concerns and announced that, in response, we have contracted with a new company this year: Tigris Aquatic Services, LLC.
- John & Matt discussed the research that went into choosing the new company and went over what they will be doing going forward in an effort to maintain our lakes.

VP Upper Lake: VACANT

- No Report

VP Lakeview: VACANT

- No Report

Old Business:

- None Pending

New Business: Thank You Kathy Scerbo for your service as Board Member!!

- Rich asked for a motion to adjourn the meeting at 7:41 pm. A. Krupp moved, K. Ward 2nd. No opposition.

Respectfully submitted,
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.