



CLHA NEWSLETTER

General Meeting Minutes for June 1, 2023

Next Executive Board Meeting **July 6, 2023 at 6:00 pm**

Next General Meeting **July 6, 2023 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

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



Quorum reached and meeting called to order at 7:09 pm by V Pres. E. Hillier

11 attendees representing 10 homes Quorum was achieved. Pledge of Allegiance followed. Ed announced that the board had accepted the resignation of K. Connelly and thanked her for her service to our neighborhood. Noted we will need a volunteer to fill the VP Lower Lake position.

President: Rich Carlson:

- No report—not in attendance

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for the month. A. Schock moved J. MacNeil 2nd to accept the financial report as presented. All agreed, no objections.
- John noted that we needed to replace the beach phone, and have Verizon out to repair the phone line.
- Insurance Update: Our basic policies did not increase. We did decrease our Umbrella policy coverage from \$15 mil to \$5 mil due to cost. We are still researching the market for additional coverage.
- There are 10 home owners delinquent on their dues, letters to be sent out.

Secretary: Adele Schock:

- Newsletter correction: upper lake report, the date should read 5/2. Requested a motion to accept the 5/4/23 meeting notes/newsletter with correction. D. Tauro moved, M. Krupp 2nd All agreed, No objections.
- As per Article 2/ Section 8/ Tab 5 “If nominated board members are unopposed, the secretary will cast 1 vote electing the nominees....” The positions of President/ Rich Carlson, VP Upper Lake/ Kathy Scerbo, & Treasurer/ John MacNeil were all re-elected unopposed.

VP Ops: Ed Hillier:

- Reminded homeowners that bulk trash is only to go out the week of pickup.
- Lake testing for the week resulted in green flags flying. Results good. Reminder that this is the time of year for “swimmers itch”. Be sure to towel dry vigorously after lake swimming.

VP Lower Lake: VACANT: (J. MacNeil gave report)

- May 2 too cold to treat lake. May 17, pond weed throughout the lake w/algae noted. Lake treated with Aquastrike which took care of the issue.

VP Upper Lake: Kathy Scerbo:

- Kathy not in attendance, John gave the report.
- May 2: fence repair & temperature prohibited treatment. May 17 Bladderwort on the western end was treated. Clarity is within the good range

VP Lakeview: Maureen Magis:

- Second Annual Colony Lakes Boat Regatta & Picnic will be held Saturday August 26, with a rain date of August 27. Volunteers will be needed. Food & drinks will be provided. Hoping for many more boats to participate this year.
- D. Tauro noted an overgrowth of weeds at the beach waterline, Maureen will address.
- The playground dome has been moved. Waiting on the landscaper to finish the sand and rocks
- The common area lock combinations have been updated & postcards have gone out. Please do not share the combination with others.
- We are updating our safety equipment to be in compliance with Board of Health regulations.
- Green flags have been up, in the event of Red Flags, do not swim.

Old Business:

- Reminders have been added back to the newsletter.
- Elections were held, see secretary's report above.

New Business:

- D. Tauro noted an uptick in solicitors. As per the Stafford PD they need a permit. Homeowners can get "No Solicitation" stickers from the township for your door.

Meeting was adjourned by a motion from M. Mahasky and 2nd by V. Tauro at 7:39 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.