



CLHA NEWSLETTER

General Meeting Minutes for October 5, 2023

Next Executive Board Meeting **Nov 2, 2023 at 6:00 pm**

Next General Meeting **Nov 2, 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



Meeting called to order at 7:00 pm by Pres. R. Carlson

14 attendees representing 10 homes. Quorum was achieved

President: Rich Carlson:

- Rich has contacted a law firm and is waiting upon an updated contract for the Bylaw & Covenant and Restriction updates
- Reminded everyone about the budget meeting on Saturday December 2nd at 10:00 AM

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for September. M. Krupp moved, B. Keegan 2nd to accept the financial report as presented. All agreed, no objections.
- John also noted that the Budget Meeting will be held on the first Saturday in December (12/2/23) at 10 am. Please plan to attend.
- 5 Homeowners still have not paid and liens will be filed on those who have not sent in the annual assessment.

Secretary: Adele Schock: (Absent)

- Rich requested a motion to accept the 9/7/23 meeting notes/newsletter as presented. B. Keegan moved, D. Tauro 2nd. All agreed, no objections

VP Ops: Ed Hillier:

- Several people called in for approvals for work on their homes.
- Please remember that you need a permit for virtually all work done on the exterior of the home.

VP Lower Lake: VACANT: (K. Scerbo gave report)

- Lower lake did not need any treatment during the September inspections.
- Kathy gave the conditions of the lakes, i.e., temperature, oxygen saturation level, water clarity, etc....
- There will be no more lake treatment visits after September as state law prohibits lake treatment after that date.

VP Upper Lake: Kathy Scerbo

- Upper lake did not need any treatment during the September inspections.
- Kathy gave the conditions of the lakes, i.e., temperature, oxygen saturation level, water clarity, etc....
- There will be no more lake treatment visits after September as state law prohibits lake treatment after that date

VP Lakeview: Maureen Magis: (Attended by phone)

- The teeter totter at the beach needs repair and has been roped off with caution tape while it is being fixed.

Old Business:

None Pending

New Business:

- None

The meeting was adjourned by a motion from A. Krupp and 2nd by B. Keegan at 7:15 pm with no objection.

John MacNeil, Treasurer (for Adele Schock)

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.

