



CLHA NEWSLETTER

General Meeting Minutes for June 6, 2024

Next Executive Board Meeting **Aug. 1, 2024 at 6:00 pm**

Next General Meeting **Aug. 1, 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

Maureen Magis
(609) 597-0004

Matt Mahasky
973-224-7630



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

16 attendees representing 13 homes Quorum was achieved.

President: Rich Carlson:

- Rich greeted, thanked everyone for attending and lead the Pledge of Allegiance. Rich noted that there will be no meeting on Thursday July 4, 2024. He also announced that the Board accepted Maureen Magis' resignation from the position of VP Lakeview, We thank Maureen for her service and wish her the best, Rich also noted that we will need a volunteer to step into this important board position.

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for April & May 2024 A. Krupp moved, V. Tauro 2nd to accept the financial report as presented with the correction of one item that was assigned to an incorrect category. All agreed, no objections.
- 19 owners have yet to pay their annual dues. This is up from this time last year. Liens will be filed in July on any still outstanding. Please make every effort to pay in a timely manner as additional time, work, and money expenditures are incurred if not.
- John thanked Matt for installing the baby swing at the beach.

Secretary: Adele Schock:

- Rich requested a motion to accept the 4/4/24 meeting notes/newsletter as presented. N. Willan moved, D. Tauro 2Nd. All agreed, no objections.

VP Ops: Ed Hillier:

- ERC has been issuing permits for a variety of work being done throughout the community. One property failed to get ERC approval for a pool installation. The Township verified that proper municipal permits and inspections were obtained.

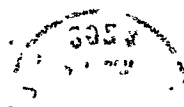
VP Lower Lake: Matt Mahasky:

- Matt reported that the lakes have been treated for bladderwort twice so far this year.
- Weekly water testing has begun, with 1 area showing a high reading requiring a red flag, but it is anticipated to be an anomaly that will correct itself at the next test. Lower lake water visibility has been clear.
- There was an effort to rescue a cormorant on the lower lake that had a fish hooked to its beak. It was not able to be caught.
- A homeowner asked if fishing was allowed in the swimming area....it is not.

VP Upper Lake: Kathy Scerbo

- Upper Lake has been treated twice. The water has high turbidity with about a 1 foot visual depth.
- Blowing debris into the lake is prohibited, and it is a homeowner's responsibility to ensure any contractors they hire are also in compliance.

VP Lakeview: VACANT: no report



Old Business:

- A homeowner asked if there was any additional information on the break-ins. The board was not aware of any.

New Business:

- A homeowner asked if property maintenance is addressed in the by-laws. It is
- The meeting was adjourned by a motion from N. Willan and 2nd by V. Tauro 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.