

Holly Lake Condominium Association
MONTHLY HOA MEETING
April 18, 2026

Meeting Called to Order: 10:06 a.m.

Roll Call: Board Members: Carole Nasella -President; Leo D'Abundo - Vice President; Cheryl Casalnuovo -Secretary; Doris Urbanski – Trustee ~ **Present**; Mary Ruth Bascelli - Treasurer ~ **Absent**

Pledge of Allegiance

Moment of Silence: for Gary Atwell and all Friends & Family we've lost in the past year

Approval of October 18, 2025 Minutes: Cheryl Casalnuovo made the Motion to Approve, seconded by Doris Urbanski, So Approved.

New Owners: None

OFFICER'S REPORTS:

PRESIDENT'S REPORT: Carole Nasella

We had a very difficult beginning to the year with the loss of our employee, Gary Atwell. Shortly after Gary's death, the board hired Eddie Rodriguez who had previously worked at Holly Lake. Our prior employee, Steve Kirschner decided to grow his own contracting company and left Holly Lake. We hired Ben Bauer. I would introduce Eddie and Ben at this time but I don't see them so they are out in the park working right now. We also have Amy back in the Office.

As you may have seen, we had the swimming area of the lake cleaned up and hydro-raked which removed lots of muck at the bottom of the swimming area. Cheryl will discuss this in greater detail at the conclusion of my report.

You may have also noticed that we replaced the post and rail fencing throughout the park with white vinyl railing and post lights. The fencing looks great and reduces the need for constant maintenance.

Additionally, we have purchased and will be installing all new fans in the pavilions at the pool.

Thank you to all who have continued to remove leaves from your property. Leaf collection ends April 30th so please finish up by that time or take the leaves to the pile by the rear gate.

The board has planted some ornamental grasses at the entrance and around the pool area. We are hopeful that the beautification committee will continue planting at the sign up front and around the Office area as well.

Social Club, as you can see from the calendar of events distributed earlier this year, we have many activities planned. Several activities require some volunteers. Many activities need someone to run them so if you are interested, please let one of us know. A huge thank you to Jimmy & Michele Longname for continuing to sell the 10-Week Lottery tickets for the Social Club. If you haven't purchased yours yet, please see Jimmy or Michele. Jimmy Longname chimed in to say that they are SOLD OUT.

TREASURER'S REPORT: Read by Doris Urbanski, Trustee

Income - \$384,153.96
Expenses - \$210,211.20
Net Income - \$173,942.76
Operating Cash on hand - \$111,633.85
Current Contingency Fund Balance - \$597,716.40

Other financial news to share:

\$86,800.00 of the 2026 Contingency Fund monies have been deposited and the remaining \$50,000.00 will be deposited by the end of July once we have collected all of the Condo Dues for the 2026 Season.

On April 14, 2026 we closed Contingency accounts at TD Bank in order to move the money and make more interest. The interest made at TD Bank from that 4-month CD we just closed was \$3,162.30.

Once the TD funds were cashed out, we opened a new 4-month CD at Ocean First Bank in the amount of \$201,256.21 at a APY of 3.92%.

Those are all the financial updates at this time.

NEW BUSINESS:

40th Anniversary: Next year is the 40th Anniversary of Holly Lake and we are entertaining the idea of having a carnival to celebrate. We will be gathering information, options & pricing over the course of the 2026 in preparation of our 40th Anniversary Celebration.

Dudican Road Lots for Sale: As you may have noticed there are lots for sale on Dudican Road as you exit our rear gate. We have contacted the realtor and discussed whether or not the lot(s) can be subdivided so that we could purchase those that abut our property. Unfortunately, they are not looking to subdivide at this time but we will continue to maintain contact if things should change so that we can protect the buffer to Holly Lake.

Also, for those who were not owners at the time, a few years ago the Township shut our rear gate down due to complaints of speeding. Please just be mindful of your speed when on Dudican Road so we can maintain the good relationships we have built with the neighbors that surround Holly Lake and keep our rear gate open.

Trees: After multiple conversations with the many governmental agencies, including the Pinelands Commission, Dennis Township, the NJ Dept. of Environmental Protection and the Wetlands Commission, it was determined that, at this time, healthy live trees may be removed from your property provided you do not live within 300 feet of the lake or waterway. If you live within those 300 feet of the lake or waterway, live trees may not be removed without contacting the NJDEP and Wetlands to obtain the necessary permit.

Presently, Dennis Township does not have a tree ordinance, however, they have been discussing the possibility of passing such an ordinance. Should Dennis Township adopt a Tree Removal/Replacement Ordinance, we at Holly Lake would have to follow that specific ordinance. While we are not recommending nor suggesting it, at this time, should you wish to remove a live healthy tree, you must complete and submit a Tree Removal ARC Form and provide a copy of the Certificate of Insurance for the company removing your tree. Once the ARC form and other documents are provided, your ARC form will be approved. Again, if you are within 300 feet of the lake or waterway, this does not apply to you.

Social Committee: The Social Club is bringing back the weekly 50/50 tickets as well as the baskets of New Jersey scratch off tickets so make sure you purchase your tickets.

Winterizations: The Board has decided that there is too great a liability to the Association for handling winterizations in the park. Please note that beginning in the Fall of 2026, Holly Lake will no longer be performing winterizations. There are several companies listed on our website who perform such winterizations. Those companies include: Driftwood, E & E RV, and On-Site RV, most plumbers will do winterizations as well. Please make sure that you have a company lined up and available for your winterization this fall and for your opening in spring of 2027. We are sorry to have to do this, but the liability for the Association to continue to do so is just too great.

Board Term Lengths: The Board would like you all to consider changing the length of term of board members from 2 yrs to 4 yrs for purposes of continuity and fluidity of project completion. When a board changes over every 2 years, projects don't get completed and things get lost in the shuffle. Additionally, the employees have to adjust to new members, personalities, etc.

Remove Audit Language: The costs of the audit are extremely high (approx. \$31,000.00). As our Bylaws have not been updated since the park became 100% homeowner owned, they still state that the Association should have an audit performed annually. In addition, the State has no active agency that oversees this. The attorney for the Association has suggested that we change the Bylaws to state that an audit must be performed once every 10 years. We had a complete audit performed in 2024. Our accountant performs a year end audit annually when the Financial Statement is prepared. By changing our Bylaws to read "an audit will be performed every 10 years", we will effectively save over \$300,000 in audit costs during that 10-year period.

Public Comment:

Comments and Questions were made by: Dave DiGiorgio U#209; Kate Michalak U#58; Randy Geiser U#152; Bob Strunk U#267; Lisa Geiser U#152; Camille Monahan U#167; Nancy Kolenkewicz U#324; Jan Hamilton U#84; Chris Oleykowski U#140; Bonnie Atchley U#151; James Ownes U#66; Lina Petrino U#112; Silvio Casalnuovo U#164; Al Bailey U#57; Sandy Kritz U#31 & George Gallo U#242.

Topics Discussed: Removal of the annual audit requirement from our Bylaws, Stone on the Roads, Replacing one of the small washers in each laundry room with a commercial size washer, Possible Carnival for 40th Anniversary of HL, Continuing Zoom Access to the HOA Meetings, Fundraising to purchase outdoor billiard tables, Pool Resurfacing in the Fall, Bocce Ball Court, Bringing Back Weekly 50/50 & Scratch-Off Baskets, Compliments from the homeowner's on the hard work of the Board & Staff for the positive changes being made.

With no further questions or comments, **Carole Nasella** made the Motion to Adjourn, Motion Seconded by **Doris Urbanski**, So Adjourned.

Meeting of 04.18.26 ADJOURNED @ 11:07 AM.