Holly Lake Condominium Association
MONTHLY HOA MEETING
June 20, 2026

Meeting Called to Order: 10:05 a.m.

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

Pledge of Allegiance

New Members: Kathy & Vince Unit #37 Wildwood Avenue

Approval of May 23, 2026 Minutes: **Cheryl Casalinuovo** made the Motion to Approve, seconded by **Etta Melcher**, So Approved.

OFFICER'S REPORTS

PRESIDENT'S REPORT: Written by Carole Nasella, Read by Leo D'Abundo

Good morning and thank you all for coming. I want to first thank the homeowners for maintaining your properties. Both the County of Cape May and the Inspection Committee of Holly Lake have performed inspections on your properties. What we are looking for are visible house numbers, mold, leaves, weeds and containers which can hold standing water. For the most part, Holly Lake looks great and kudos to all of you for the upkeep and maintenance you are doing. There are many construction projects ongoing and the park is looking good. For those of you who still have weeds, leaves and/or mold on your property, we ask that you please clean it up. Letters will be going out shortly to unit owners who need to do some work.

Thank you to our staff who continue to do an outstanding job on a daily basis keeping the park looking pristine.

Just want to reiterate some of which you may have heard at prior meetings…

Lake: The swimming area of the lake cleaned up and hydro-raked which removed lots of muck at the bottom of the swimming area. New rocks and stones have been installed around the circumference of the lake. We would like all residents to be reminded that there are no dogs allowed on the beach; please do not let your children throw rocks, sand or stones into the lake. We have spent a significant amount of money cleaning the lake and would like it to remain as clean as possible.

When your children are finished digging holes on the beach, we ask that you kindly fill in the holes so that no one trips, falls and breaks any bones. This is extremely important and we ask that you please fill in the holes.

Recycling: This continues to be an issue. PLEASE BREAK DOWN BOXES

Pool Pavilion Updates: We have purchased and installed all new fans in the pavilions at the pool. We have also purchased new bar stools for the pavilion and have hung new lanterns over the bar area of the back pavilion.

Roads: We know stones are needed on some streets and we will be planning to take care of those streets this fall.

Boats: Registration and insurance must be submitted & new forms must be signed by all boat owners. Forms are at the Office.

Golf Carts: Registration Forms are available at the Office and must be completed by all unit owners who own a golf cart.

Social Club: Thank you to our many volunteers who continue to run events throughout the season.

Dudican Road – Rear Entrance: Please follow the speed limit on Dudican Road and when exiting the rear gate, please be sure that no vehicles are approaching from your right.

Trees & ARC Forms: Please note that a special Tree Removal ARC form is required for all tree removal. A standard ARC Form must be submitted and approved for any alterations to the outside of your unit.

Winterizations: Holly Lake employees will no longer be handling winterizations in the park. Please note that beginning in the Fall of 2026, you will need to hire someone to winterize your unit. There are several companies listed on our website who perform such winterizations. Those companies include: Driftwood, E & E, and On-Site RV. You can also hire any licensed and insured plumber. 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 reality is that there is basically no income derived from this service and the liability is just too great.

Amendment Changes: These are simply points we are currently discussing. None of these changes will be presented until the 2027 season begins. Here are some of topics being discussed**:**

Board Term Lengths: The board would like you all to consider changing the length of term of board members from 1 year and 2 years to 3 year and 4 years for purposes of continuity and fluidity of project completion. When a board changes over every 2 years, projects don't always get completed and things get lost in the shuffle. Additionally, the employees have to adjust to new members, personalities, etc. With a longer term, we believe there will be greater continuity with finances and project completion.

Annual Audit: The costs of the audit are extremely high and we had a complete audit performed in 2024. Our accountant performs a year end simple audit annually, when preparing our Financial Statement. Our attorney has been consulted regarding the audits and feels that if we are comfortable with the accountant's year end audit, that is sufficient. We would like you to consider changing the Bylaws to indicate that an audit will be performed every 5 to 10 years at the board's discretion.

Reduction of Coverage for Golf Carts: Currently, our Bylaws require unit owners to have $500,000 of liability coverage on their golf cart. We are suggesting an amendment change this requirement to $100,000, which is the industry standard.

TREASURER'S REPORT: Mary Ruth Baseclli

Income - $529,163.65
Expenses - $351,392.67
Net Income - $177,770.98
Operating Cash on hand - $108,767.10
Current Contingency Fund Balance - $602,592.47

We plan that, in a couple months when all of our CDs renew, we will have collected all remaining Condo Dues at that point and will use the remaining $50k we owe to Contingency for 2026 to add to the amount of the existing CDs, creating 2 new CDs for higher amounts giving us even more interest income.

OLD BUSINESS / NEW BUSINESS:

Pool Remodel: This year during the off-season the pool will need to undergo a large scale remodeling.

Email Questions & Concerns to Board or Office: Leo D'Abundo, Vice President

Just want to mention that if anyone has any questions or concerns about anything in the park or related to the HOA, please reach out to the Office or a Board member. We are here to help and it is always better to go to where you can get a correct answer.

PUBLIC COMMENTS & QUESTIONS:

Comments and Questions were made by: Dave DiGiorgio U#209; Gus Egizi U#255; Nancy Opalka U#185; Milissa Gober U#36; Fran Bascelli U#154; Binnie Atchley U#150; Sandy Kritz U#31; Dennis Elmer U#293; Jack Rawley U#216; Nancy Kolenkewicz U#324; Jan Bradley U#155; George Gallo U#242; Lina Petrino U#112; Gina Morgan U#317; Jim Daywalt U#203; Nancy McGinty U#213 & Silvio Casalinuovo U#164.

Topics Discussed: Issues with trash; Generator @ Clubhouse; People cutting through properties; Thank you to Staff & Board; People not stopping at Stop Signs; Will we remodel Pool/Clubhouse bathrooms.

With no further questions or comments, **Bob Strunk U#268** made the Motion to Adjourn, Motion Seconded by **Doris Urbanski,** So Adjourned.

Meeting of 06.20.26 ADJOURNED @ 11:07 AM.