

Holly Lake Condominium Association

Annual Meeting

August 15, 2026

Call to Order: 10:11am

Pledge of Allegiance

Roll Call of Board Members: Carole Nasella, Cheryl Casalnuovo, Doris Marie Urbanski, Mary Ruth Basecelli & Leo D'Abundo – All Present

Approval of Prior Annual Minutes: August 16, 2025 minutes approved

Welcome New Homeowners

President's Report: *Carole Nasella*

Good morning, thank you all for coming. First, I'd like to thank our staff who continue to do an outstanding job on a daily basis keeping the park looking pristine.

Next, I would like to provide you with a list of improvements that this board has made to the park in the 2026 season and go over some of the intended projects for the 2027 season.

2026 Improvements

- Vinyl fencing throughout the park replacing post and rail
- Hydro-Raking of swimming area at lake
- Additional spillways created at lake to remove water from streets with heavy downpours
- Additional rocks/RIPARIAN wall placed at lake to assist in prevent erosion
- Air conditioner replaced in clubhouse with 2 split units
- New fans purchased and installed at lake, pool pavilions and clubhouse pavilion
- New lights purchased and installed at pool pavilion
- New stools purchased at pool pavilion
- New umbrellas purchased for lake and pool
- Stone placed on roads throughout the park. Additional stone to be done in off season
- Baby pool pump replaced
- New "Holly Lake" letters installed on main entrance and wall painted
- Sea grass shrubs planted around pool, main entrance and at lake
- Stop signs replaced and vinyl posts added

2027 Proposed Improvements

- We are soliciting bids for pool – pressure test lines to find leak and repair, new coping, new tile & resurfacing; upgrade filtration and electrical systems.
- Stone for roads
- Bathhouse upgrades
- Holly and Longport Drains – jet and vac blocked drains

Treasurer's Report: Mary Ruth Bascelli

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

Committee Reports:

Election Committee: Carole Nasella

Thank you, Gina and all the volunteers, for assisting with this year's election.

Social Club: Carole Nasella & Doris Marie Urbanski

Thank you to our many volunteers who continue to run events throughout the season and entertain us. Thank you, Ranger Rick, for yet another successful kid's fishing tournament. A great time was had by all!

Thank you to Dave DiGiorgio for volunteering to come back as Social Club Director for the 2027 Season.

At the last event we were selling 50/50's for the Social Club and not one person at the event bought a ticket. We need people to support these fundraisers to ensure we can continue to hold events.

That being said, we want to give a huge shoutout to each and every volunteer who has made the 2026 event season such a success. Without you folks, we would be just another park at the shore. Instead, we truly are the Best Kept Secret at the Jersey Shore.

Pool Committee: Carole Nasella

Thank you to our volunteers who continue to keep the pool open later during the week for the convenience of all. Please be kind, courteous & respectful to these volunteers. They are our neighbors doing us all a favor by donating their time to keep the pool open later.

Election Committee: Carole Nasella

Thank you, Gina and all the volunteers, for assisting with this year's election.

Unfortunately, not enough ballots were returned to meet the quorum needed to proceed so we will be extending the voting period in hopes that we will meet the quorum by the September HOA Meeting and be able to hold a ballot count on that date.

Comments Made by: Gina Malone U#148, Dave DiGiorgio U#209, Doris Marie U#251, Lena Petrino U#112, Al Oleykowski U#337, Andrea Cerniglia U#49, Diane Conley U#229, Paul Eckert U#298, Patti DiGiorgio U#209, Steve Brooks U#27, Gina Morgan U#317, Paul Eckert U#298, Eric Felker U#184.

Topics Discussed: 50/50's, Social Club, Bingo, Pool Remodel, Paddle Boards & Kayaks in Swimming Area, Dogs being Allowed to relieve themselves on their neighbors' yards & decks, Possibility of Financing the Pool Remodel, Smoker's Party.

Adjournment: 11:02 am

THESE MINUTES NOT YET APPROVED