

LAKEFRONT AND DOCK COMMITTEE REPORT
2006 ANNUAL MEETING OF THE OTCC
MAY 7, 2006

The Committee approved the repair of five docks, and the construction of one new dock since our last Annual Meeting. Each one was approved after the homeowner requested a meeting on-site, and submitted a written plan. No requests were disapproved.

Recently, a written synopsis of each such meeting has been signed by representatives of the Committee and the homeowner.

In addition to the dock work, a number of requests for removal of dead, dying, or hazardous trees were approved. No such requests were disapproved.

The Committee encourages members who wish to do any work along the lakefront to contact a committee member at least 6 weeks before beginning the work.

Our rules are posted on www.tauntonlake.org and are often printed in the Taunton Times Newsletter.

Residents are encouraged to report violations to a Committee member in a timely manner.

Paul A. Lucas, Co-Chairman

Taunton Lake Water Quality Committee
Annual Report for 2005
Annual Meeting May 7, 2006

The beach is tested weekly during the swimming season for fecal coliform levels. Overall, the water quality was quite good for the 2005 summer season. We had no beach closings and we never exceeded the maximum level of 200. Our average level was 39, with a maximum of 145. We only had 2 weeks where the levels rose above 40, and both of these were in August. Residents are encouraged to continue to clean up after their pets, as well as not feed geese, deer or other wildlife. These actions keep pollutants and excessive nutrients out of our lake.

We continue to contract with QC Labs to do water quality testing of our lake for nitrates, phosphates, chlorophyll, and Ph. High levels of nutrients and higher Ph values contribute to excessive weed growth. Nitrate and Phosphorous levels in the lake remain stable, and although not at levels consistent with pristine Pine Barrens surface waters, they are at levels low enough to maintain a healthy lake system. Ph levels are also fairly stable, but remain considerably higher than historical values. Residents are reminded to continue to be very careful with fertilization of lawns to prevent runoff into the lake. Water quality data and tips for maintaining a healthy lake can be found on our web site.

Submitted by Michael Gallaway

OTCC Aquatic Weed Committee Report

Annual Report

Presented - May, 7 2006

Due in part to our community's continued efforts to minimize the discharge of nutrients such as nitrates and phosphorus into our lake, the growth of bladderwort over the past year has been relatively minor and easily controlled. The weed survey conducted on June 9, 2005 with our lake management company, Great Blue, Inc., indicated we should treat four areas rather than the entire lake. Therefore, after posting appropriate advance notice, Great Blue applied herbicide on Tuesday, July 5, 2005. The areas treated were:

The cove behind Robinson Road,
The cove behind Wendover,
The pond on the other side of Hinchman,
The upper end of the cove behind Spruce Road.

This treatment recommended by Great Blue, Inc., a NJDEP licensed pesticides applicator, includes the use of the herbicides "Reward," (or diquat) and "Nautique" (a copper complex which breaks down cell walls). This combination has been used successfully by us in past years. It is intended to control the aquatic weed, "bladderwort." Prior to application, we obtained copies of Great Blue's Certificate of Insurance and our DEP Aquatic Pesticide permit.

The use of Reward (diquat) requires only minor restrictions on our part. There are no restrictions on swimming or on the consumption of fish caught in the lake. Lake water should NOT be used for irrigation for 5 days, and should NOT be used for drinking water or for livestock watering for 3 days. Nautique poses no limitations on water use for swimming, fishing, livestock watering and irrigation. The lake is posted prior to treatment

This coming season, we will continue to survey the lake for weeds. We will treat the areas that show significant weed growth. The entire lake will not be treated unless deemed absolutely necessary.

The committee expresses its appreciation for everything our residents do to limit weed growth by exercising environmentally sound Best Management Practices (BMPs) on their properties including the following:

- 1) reducing the use of fertilizers and not applying any fertilizers within 25 feet of the lake or on steep slopes that lead to the lake;
- 2) taking any necessary action to prevent the migration of animal waste and eroded soil from entering the lake with the runoff from precipitation;
- 3) performing proper maintenance of septic tanks with regular inspections and pumpings (once every 2-3 years); and
- 4) maintaining a natural buffer of vegetation surrounding the lake's perimeter to act as a filter for sediment and to provide nutrient uptake.

Respectfully submitted:

Brian Petitt, OTCC Aquatic Weed Committee

Stormwater Management Committee Report – April 2006

The Stormwater Management Committee has been working on the following issues involving stormwater and erosion and sediment control that impact Taunton Lake.

Hinchman Dam:

The small dam that once created a pond on property owned by the Medford Township Board of Education (BOE) located on the west side of Hinchman Road failed during the rain event of July 2004. That pond discharges into Taunton Lake. We have been in contact with the BOE to determine their course of action. They have indicated that they would prefer to restore the dam, the pond, and the wetlands that it creates to its original condition, provided that NJDEP requirements will not make it so costly that is not economically feasible for the BOE to accomplish. Under advisement of the engineers and attorneys they have submitted plans to NJDEP for two options. One to restore the dam, one to remove the dam. The project is currently under review by NJDEP and FEMA. The BOE has installed temporary stabilized the loose soil around the dam to prevent sediment from migrating into Taunton Lake. The BOE has not taken any further action as they are awaiting the outcome of a lawsuit filed by those who were impacted downstream in the Lumberton area.

Hopewell Road and Breakneck Road:

Due to the construction of a new gas line along Hopewell Road and mechanical equipment at the intersection of Breakneck there were some unsightly areas of bare soil within the small detention basin in front of the Taunton Lake sign. After contacting South Jersey Gas Company the area received additional topsoil and was reseeded and grass is now growing. There is an area of bare soil adjacent to Breakneck Road. This is caused by the frequent truck access to a nearby utility pole by several utility companies. By working with the utility companies we hope to limit the area of disturbance in the near future.

Road Improvements:

Some areas throughout Taunton Lake had experienced minor erosion due to the Township's installation of water mains, catch basins and new paving. After the committee contacted the Public Works Department they have addressed the problem areas.

Respectfully Submitted,

Steven F. Lennon
Chairman

OTCC DAM COMMITTEE 2006 ANNUAL REPORT

The members of the Dam Committee and Board of Trustees have continued their work to bring our dam into compliance with new State standards for dam safety.

Prior to the flooding of July 2004 the following actions were taken:

1. Preparation of the Dam Operation and Maintenance Manual; 2. Preparation of an Emergency Action Plan; 3. Successfully pursued dam hazard reclassification. This reclassification lowered the design requirements for our dam, thus saving the membership tens of thousands of dollars in additional engineering and construction of dam improvements beyond what is currently proposed.; and 4. Complying with DEP directives: The Trustees and a few volunteers have performed tree removal, brush removal, filling of animal burrows, applying Rip Rap to erosion prone areas. By not hiring contractors to complete all of the work, the Trustees have saved the membership thousands of dollars.

Planning for Dam Improvements

Engineering Services

In preparation of the proposed dam improvements, the Board prepared requests for proposals (RFP) for surveying and engineering services for the design and construction supervision of the dam improvements. The RFPs were distributed to several civil engineering firms for competitive bidding. Three civil engineering firms responded. The Board reviewed each of the proposals based on past experience with similar projects, scheduling, and cost. The Board then selected the firm of Adams, Rehmann and Heggan Associates (ARH). ARH proposed the services that we need at lowest cost.

Dam Loan Agreement

The Board has taken advantage of a State program to provide low interest loans to dam owners for the purpose of making improvements to their dams. In September 2004 the Board made a timely and comprehensive submission of an application for the loan raising compelling arguments in support of its approval. In February 2005, the Board was notified by the New Jersey Department of Environmental Protection (NJDEP) that OTCC was tentatively selected to receive the loan pending necessary legislative appropriations. In January 2006 the Board received the final loan agreement package from NJDEP requiring approval by the OTCC and Medford Township. The Board has worked closely with Medford Township to pass a resolution that names Medford as a co-applicant for the loan, as required by the agreement. The final executed loan agreement has been submitted to the NJDEP for their review and processing. As of this date, the Board has been advised that the loan agreement has been approved by NJDEP and that final written confirmation of the approval will be coming from NJDEP in the near future.

Proposed Work

ARH's has begun work on the project beginning with surveying the existing dam in order to prepare plans and specifications. The plans and specifications will be submitted to the NJDEP for review and permitting. After receiving the permits, the Board will solicit prices from Contractors to perform the work. Due to the NJDEP review period, construction work will not likely begin until 2007.

Members of the Dam Committee are: Mary McKeon Stosuy, Brian Petitt, Phil Myers, Steve Lennon and Sterling Baker

Respectfully submitted,

Mary McKeon Stosuy
Chair, Dam Committee
May 7, 2006

**OTCC BY-LAWS COMMITTEE
2006 ANNUAL REPORT**

The By-laws Committee was established in 2003 for the purpose of evaluating our current OTCC By-laws and recommending changes. Our current By-laws were adopted in 1992 and have not been revised since. In 2005, the By-laws Committee prepared a draft of amended By-laws and the draft was reviewed by outside counsel. In general, the proposed changes have to do with updating either administrative procedures or provisions to protect the lake. Subsequently three public meetings were held for the purpose of soliciting public comment on the draft amended By-laws. All meetings were held at the Taunton Fire Company.

The first meeting was held on November 20, 2005. At the meeting, the Board began the process of providing the facts, responding to resident questions and then reviewing each of the proposed changes section-by-section, explaining why each change is proposed, and soliciting constructive comments from all members who wished to make public comment. As a result of the resident comments and the subsequent dialogue with the Board with respect to this section-by-section review, a general consensus was reached on the Articles that were reviewed.

A second meeting was held on January 22, 2006. Residents had an opportunity to ask questions of a general nature concerning the procedural mechanics of completing a final version of the By-laws and to provide continued section-by-section comments and questions on the amended draft of the By-laws.

A third public meeting called for the purpose of continuing the section-by-section review of the draft By-laws was scheduled for March 5, 2006. However, in light of a recent New Jersey Appellate court case, known in the press as Twin Rivers and proposed amendments to the New Jersey Condominium and Community Association Law, the Board notified the community that it was unable to continue further public discussion of the form of By-laws until a full analysis was completed respecting the effects of these actions on associations such as the OTCC. As of this date, this legal review and analysis is still being undertaken.

It is the Board's intention, that upon the conclusion of reviewing all of the proposed amended By-laws in this membership meeting format; the Board will resubmit the revised By-laws to the membership for their review and vote.

Members of the By-laws Committee are Mary McKeon Stosuy, Paul Lucas, Kevin Callahan, Anne Klein, Jerry Klein and John Palaitis.

Respectfully submitted,

Mary McKeon Stosuy
Chair, By-laws Committee
May 7, 2006

OTCC FINANCE COMMITTEE 2006 ANNUAL REPORT

The Finance Committee was established for the primary purpose of monitoring the day to day activities related to the collection of unpaid and delinquent Annual Assessments. The Finance Committee is composed of at least four members consisting of the President, Treasurer and other members of the OTCC Board. Current members are Gil Zlock (ex officio), Ann Palaitis (ex officio), Mary McKeon Stosuy, Joan Myers, Chuck Watson and Paul Lucas.

Since the formation of the Finance Committee, OTCC has been successful in reducing the number of households severely delinquent in payment of their Annual Assessments. The Committee sends at least three notices to a household that has failed to pay its Annual Assessment. If the dues remain unpaid, the matter is referred to our outside counsel to pursue the matter in small claims court. Often matters settle prior to ever going to court. On some occasions a court order is obtained to enforce collection of back dues. Members of the Finance Committee work closely with outside counsel to ensure compliance with the order and collection of the unpaid dues.

The Board and Finance Committee try to work with households to determine the reason for non-payment. In the event a resident has difficulty making the Annual Assessment payment, other possible payment arrangements can be negotiated with the Finance Committee so long as such arrangements are approved by the Board.

As of the date of this report, four households have arrearages in excess of \$600. Two of the four households are in violation of court-ordered agreements to make payments of past due Annual Assessments. In the next year, the Board will commence action to recoup delinquent Annual Assessments from these members and will seek to enforce the outstanding court-mandated payment agreements.

Respectfully submitted,

Mary McKeon Stosuy
Chair, Finance Committee
May 7, 2006

OLD TAUNTON COLONY CLUB, INC.
(Unaudited and not on on accrual basis)

SUMMARY OF 2005 INCOME & EXPENSES

Expenses for 2005

	AMOUNT
DAM	582
UTILITIES	1,319
ADMIN & MISC	2,465
LEGAL-COLLECTIONS	0
LEGAL-OTHER	11,460
TAXES	619
BEACH (TAGS,DUTY,MAINT)	3,618
WATER TREATMENT/TESTING	3,418
PICNIC	2,267
INSURANCE	12,820
TOTAL	38,568

Income for 2005

Income from Dues	58,625
Interest	37
TOTAL	58,662

Assets

Checking Account at 1/12/06	25,885
Reserve for Dam Repair*	21,300
Remainder	4,585

* This amount was transferred to separate account in 2006.

In addition, OTCC has certificates of deposit worth about \$33700.

INSURANCE COMMITTEE REPORT - May 2006

The OTCC is covered by an "A" rated company with several types of insurance. The amount of coverage and the premiums for 2005 to 2006 are listed below.

The premiums for 2006 to 2007 are expected to increase about \$700 to \$800 which is supposedly based on the flooding which occurred in Medford in 2004. Exact figures are not yet available.

There were no claims made against these policies in the past year.

	2005 to 2006 Premium	Limits of coverage
Commercial Liability	\$7,433.00	\$1,000,000/\$2000,000
Umbrella liability	\$1,823.00	\$1,000,000
Directors and Officers Liab	\$1,193.00	\$1,000,000
Special Event (picnic)	\$600.00	\$1,000,000
Total for 2005-2006:	\$11,049.00	

Respectively submitted

Gilbert Zlock, Chair
Insurance Committee

ADR STEERING COMMITTEE REPORT - May 2006

ADR (Alternate Dispute Resolution) is presently available to all Taunton Lake Residents through the Municipal Court's Neighborhood Dispute Mediation Program. We have utilized this service twice in the past, in July 2005 and September 2005, for mediation of issues for two Taunton Lake properties. The Municipal Court provided trained mediators to handle this process.

Concurrently, in response to community input, the Board formed an ADR Steering Committee to discuss and recommend to the Board a formal ADR plan for Taunton Lake which is consistent with the Proposed Bylaws. The current Bylaws do not provide for ADR.

The first meeting of the ADR Steering Committee was held in January 2006. There have been four subsequent meetings. The Steering Committee members are:

Gilbert Zlock, chair
Shirley Martin
Bill Gibson

Bill Walsh
Brian Petit
Mary Stosuy

In February of 2006, the Appellate Court handed down a decision in a case titled "Twin Rivers", which stated that all associations must adhere to the PREDFDA statute. The PREDFDA statute requires, among other things, that associations provide a vehicle for ADR. Although this case has been appealed to the N.J. Supreme Court and is still pending, the OTCC Board has instructed the ADR Steering Committee to continue with its' efforts, which began before the "Twin Rivers" decision, to make a plan for ADR.

Respectfully submitted

Gilbert Zlock