

OLD TAUNTON COLONY CLUB

ANNUAL MEETING AGENDA

MAY 6, 2007

7:00 P.M. Member Sign-In

Welcome – President, Marty Hamilton

Town Watch Update – Medford Township Police

Treasurer’s Report – Ann Palaitis

Committee Reports (Highlights)

- see attached for written reports

Nominations for Trustees and statements from nominees

Voting for Trustees

Motion to accept proposed Bylaws

Discussion Period

Voting for Bylaws

Adjourn Meeting

Refreshments Served

Distribution of Beach Tags and Boat Stickers

MINUTES - OLD TAUNTON COLONY CLUB ANNUAL MEETING - MAY 7, 2006

The meeting, held at the Taunton Fire Company, was called to order by President, Gil Zlock at 7:10 P.M.

Upon entering the fire hall, each resident signed in and each eligible family was given a printed ballot for the purpose of electing Trustees.

Mr. Zlock read a prepared statement wherein he explained that the By-laws discussion meetings would resume in the autumn.

Mr. Zlock referenced the gift of land from Carter Larsen, and asked Paul Lucas to report on the matter. Paul Lucas reported that a building lot located on "Lovers Lane" (the path that leads from West Lake Rd. to the beach) was deeded to the Colony Club by Mr. Carter Larsen, a long-time resident of Taunton Lake. In exchange, he would be able to erect a monument and various other conditions (that can be viewed in the last Taunton Times Newsletter and on the web site). Mr. Lucas explained that the importance of the transfer of land was that the entire path is now protected from development and will serve as safe passage from the west side of the lake to the beach area.

Committee reports were printed and distributed upon sign-in. The reports can also be viewed at www.tauntonlake.org. Brief summary reports were given for the following Committees:

Michael Gallaway for the Water Quality Committee reported that the beach is tested weekly for fecal coliform bacteria and that overall, the water quality during 2005 was quite good.

Brian Petitt for the Aquatic Weed Committee reported that in 2005 our lake was treated with herbicides to control bladderwort by Great Blue, Inc. This coming season we will continue to survey the lake for weeds. We will treat the areas that show significant weed growth.

Mary Stosuy for the Dam Committee reported that the Club was given a low-interest loan (2%) by the State for our required upgrades. The engineering firm of Adams, Rehmann, and Heggan was selected after submitting the lowest bid. Construction work will not likely begin until 2007.

At 7:35 Secretary, Paul Lucas conducted a Question and Answer session in which residents were able to ask questions of the candidates for the four expired terms. The candidates were:

Incumbents, whose terms had expired: Steve Lennon, Chuck Watson, and Gil Zlock.

Trustee Kevin Callahan's term had expired, but Mr. Callahan was not running for re-election. Thus, four seats were being contested by: Jerry Klein, Dave DeMeo, Ken Dybalski, Larry Lefczik, and Jennifer Lynch.

At 8:10 the Club Secretary called for nominations from the floor. First, the Secretary called for nominations for the three incumbents. All were nominated from the floor. Next, nominations were solicited for any person not yet nominated. No additional nominations were received.

At 8:15 the Secretary called for a vote, by secret, written ballot. Residents were called by row to place ballots into the ballot box.

While waiting for the Police Department to arrive to give their presentation, and while ballots were being counted, residents were able to pick up their boat stickers and beach tags.

At 8:50 Sgt. Dunleavy of the Medford Police gave an update on the Neighborhood Watch Program. He stressed that the residents are the eyes and ears for the community. He suggested that residents should make an attempt to get license plate numbers, if possible, of autos connected with any suspicious activity, and then, be sure to call the Police Department. When asked about controlling speeding on Hinchman Rd. and Centennial Avenue, Sgt. Dunleavy suggested speed bumps.

Election: Trustee Brian Petitt supervised the tabulation of ballots for the position of Trustee. Assisting were residents Bill Walsh, Bill Gibson, Shirley Martin, and John Perozzi. At 8:45 results of the voting were announced by Secretary, Paul Lucas. In order according to the number of votes received:

Steve Lennon (71) Chuck Watson (67) Jerry Klein (65) Gil Zlock (63) Dave DeMeo (39) Ken Dybalski (39) Larry Lefczik (36) Jennifer Lynch (31)

The meeting was adjourned at 9:10 P.M. Refreshments were then served.

Respectfully submitted,
Paul Lucas, Secretary

TREASURER'S REPORT

During 2006, Frank April, CPA, LLC. completed an audit and tax filing for the OTCC financials for the 2005 calendar year. As of this date, he has supplied a draft audit to the board for the 2006 year but it is not final yet.

Dues are currently \$400.00 per year and \$150.00 of this amount is set aside in the reserve fund. This fund will be used to pay for the dam upgrade. The balance of \$250.00 is used for operating expenses.

During 2006, OTCC had expenses of about \$10,000 related to the dam project. We received an installment on the loan from the State of New Jersey to cover most of this amount so the reserve fund was not used to pay this expense. The loan's interest rate is 2.0% and it is payable over 20 years. The reserve fund will be used to repay the loan over the required time period.

A statement of income and expenses as well as current assets is shown below:

OLD TAUNTON COLONY CLUB, INC.		
SUMMARY OF 2006 INCOME, EXPENSES AND ASSETS		
	OPERATING FUND	RESERVE FUND
INCOME		
ANNUAL DUES	39,597	21,000
INTEREST	1,178	78
TOTAL	40,775	21,078
EXPENSES		
DAM ENGINEERING EXPENSES	0	22,406
UTILITIES (BEACH PHONE & LIGHTS)	1,215	-
ADMINISTRATION EXPENSES	1,727	-
LEGAL EXPENSES	11,280	-
ACCOUNTANT(AUDIT AND TAX FILING)	1,000	-
TAXES	913	-
BEACH (TAGS, DUTY, MAINTENANCE)	2,364	-
LAKE WATER TREATMENT/TESTING	4,710	-
PICNIC	2,495	-
INSURANCE	12,180	-
REPAIRS	1,109	-
TOTAL	38,993	22,406
EXCESS OF REVENUE OVER EXPENSES	1,782	-1328
BALANCES AT DECEMBER 31,2006	38724*	42174**
* INCLUDES FUNDS IN CHECKING ACCT. PLUS CERTIFICATES OF DEPOSIT (ABOUT \$29,500).		
** RESERVE FUND WILL BE USED TO PAY NJDEP LOAN WHEN PAYMENTS BECOME DUE. IN 2006, OTCC RECEIVED LOAN ADVANCE OF \$9,996.98 TOWARD INCURRED DAM EXPENSES		

Respectfully submitted,
Ann Palaitis, Treasurer

FINANCE COMMITTEE

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 Marty Hamilton (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, three Member households are subject to court-ordered settlement agreements and/or liens for non-payment of Annual Assessments. Over the last year, the Board commenced actions to file liens against one of these Members who was delinquent in making payments under a court-mandated payment agreement and against another Member property in an amount equal to the unpaid Annual Assessments at that property.

Respectfully submitted,
Mary McKeon Stosuy, Chair

INSURANCE COMMITTEE

The OTCC is covered by an "A" rated company with several types of insurance. The amount of coverage and the premiums for 2006 to 2007 are listed below. We should expect some increase in the premiums for 2007 to 2008. Exact figures are not yet available.

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

	Limits of coverage	2006 to 2007 Premium
Commercial Liability	\$1,000,000/\$2,000,000	\$7,353.00
Umbrella liability	\$1,000,000/\$2,000,000	\$3,040.00
Directors and Officers Liability	\$1,000,000	\$1,228.00
Special Event (picnic)	\$1,000,000	\$560.00
Total for 2006-2007:		\$12,181.00

Respectively submitted,
Gilbert Zlock, Chair

BYLAWS COMMITTEE

Our current Bylaws were adopted in 1992 and have not been revised since. Many of the provisions actually date back to the 1940s. Therefore, in 2005, the Bylaws Committee prepared a draft of amended Bylaws and the draft was reviewed by outside counsel and then submitted to the Taunton Lake Membership for review.

In general, the proposed changes have to do with updating either administrative procedures or provisions to protect the lake. In addition, significant new due process protections for the benefit of Members, including notice, hearings and Alternative Dispute Resolution (ADR), were added for the first time.

Three public meetings were held for the purpose of soliciting public comment on the draft amended Bylaws on November 20, 2005, January 22, 2006 and November 12, 2006. All meetings were held at the Taunton Fire Company. At each of these public meetings, the Board responded to resident questions and then reviewed each of the proposed changes section-by-section, explaining why each change was proposed, and solicited 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 at each meeting on the Articles that were reviewed at that meeting.

A public meeting had been scheduled for March 5, 2006. However, in light of a 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 Bylaws until an analysis was completed by outside counsel respecting the effects of these actions on associations such as the OTCC. A ruling on Twin Rivers by the New Jersey Supreme Court has not yet been rendered. Therefore, case law is not settled with respect to the applicability of Twin Rivers to a lake association like OTCC. However, outside counsel advised the Board that the proposed form of Bylaws were in conformance with the requirements articulated in Twin Rivers, including Twin Rivers' pronouncements requiring condominium associations to afford residents ADR. Accordingly, the Board decided to proceed with the proposed revisions of the Bylaws, including the provision for ADR, regardless whether or not Twin Rivers is ultimately held to be applicable. Subsequently, the third community meeting - originally scheduled for March - was held in November 2006.

It is the Board's intention to submit the revised Bylaws to the Membership for their vote and approval at the 2007 Annual Meeting.

Members of the By-laws Committee are Mary McKeon Stosuy, Paul Lucas, Marty Hamilton, Gil Zlock, Jerry Klein and Larry Lefczik.

Respectfully submitted,
Mary McKeon Stosuy, Chair

ADR STEERING COMMITTEE

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 plan for ADR. The Steering Committee members are:

Gilbert Zlock, chair	Bill Gibson	Shirley Martin
Brian Petitt	Mary Stosuy	Bill Walsh

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 (Planned Real Estate Development Full Disclosure Act, N.J.S.A. 45:22A-23h) statute. The PREDFDA statute requires, among other things, that associations provide a vehicle for ADR. Although an appeal of this decision is pending in the N.J. Supreme Court, 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, regardless of whether it is legally required.

The ADR Steering Committee has recommended a process of peer mediation by using a Panel composed of residents of Taunton Lake. This recommendation is currently being reviewed by the attorney for the N.J. D.C.A. (Department of Community Affairs). In the meantime, requests for ADR will be handled by trained mediators from the lists of mediators that provide mediation services to the Superior Court. These mediators usually require a fee, but are less expensive than the costs of litigation.

Respectfully submitted
Gilbert Zlock, Chair

WATER QUALITY COMMITTEE

The beach is tested weekly during the swimming season for fecal coliform levels. Overall, the water quality was quite good for the 2006 summer season. We had no beach closings and we never exceeded the maximum level of 200. Our average level was 50, with a maximum of 170, which was following a big rainstorm. 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. (Results for 2006 will be posted soon.)

Respectfully submitted,
Michael Gallaway, Chair

DAM COMMITTEE

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.

Inspection and updates to the Dam Operation and Maintenance Manual: The Board recently hired Pennoni Associates, the low bidder and former OTCC engineering firm, to conduct a dam inspection per the New Jersey Department of Environmental Protection's (NJDEP) requirements for a two-year "Regular Inspection." Due to the Class II designation for the dam, the NJDEP mandates that a regular inspection be performed by a NJ licensed professional engineer once every two years. The results of this visual inspection, sent to NJDEP on April 30, 2007, reaffirmed the general satisfactory/safe condition of the dam and contained no major areas of concern. However, the inspection report highlighted the need for continuing routine maintenance, including roadway drainage structures. The inspection report acknowledged the engineering work Adams, Rehmann and Heggan Associates (ARH) is conducting for the overtopping protection which will be submitted to NJDEP later this year for approval.

The Committee also completed updates of the Dam Operation and Maintenance (O&M) Manual and the Emergency Action Plan (EAP). The updated O&M Manual and the EAP were also submitted for filing with the NJDEP on April 30, 2007.

Planning for Dam Improvements and the NJDEP Loan Agreement

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. The Board selected the engineering firm of ARH for surveying and engineering services for the design and construction supervision of the dam improvements. In January 2006 the Board received the final loan agreement package from NJDEP requiring approval by the OTCC and Medford Township. Medford Township passed a resolution that names the Township as a co-applicant for the loan, as required by the Loan Agreement. The OTCC received final approval for the Dam Loan Agreement on or about May, 2006 and disbursements have been made from the NJDEP to pay for initial project costs.

Proposed Work: ARH has completed surveying the existing dam in order to prepare plans and specifications. They are currently finalizing the plans and specifications which will be submitted to Medford Township for review. During the last year, members of the Dam Committee have been actively working with Medford Township to coordinate our joint efforts to make improvements to the dam and to the roadway running over the top of the dam. We look forward to the successful completion of the dam improvements and the coordination of the dam project with work that the Township will be completing on the overlying roadway. After Medford Township completes its review of the plans, they 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 2008.

Members of the Dam Committee are: Mary McKeon Stosuy, Brian Petitt, Phil Myers, Steve Lennon and Chuck Watson .

Respectfully submitted,
Mary McKeon Stosuy, Chair

STORMWATER MANAGEMENT COMMITTEE

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. The BOE has installed hay bales to temporarily stabilize the loose soil around the dam to prevent sediment from migrating into Taunton Lake. We have been in contact with the BOE to determine their course of action. They have committed to replacing the dam to its original condition and have included the cost of repairs in their budget. The BOE has submitted plans to the NJDEP for review and they have received comments and are revising and resubmitting for approval from NJDEP. During the most recent heavy rains, the existing pipe that extends under Hinchman Road, has begun to fail and created a sink hole within the roadway. The Township is planning emergency repairs for the week of May 1st. The repairs will include installing a new pipe under Hinchman Road and repaving the area disturbed by construction.

Various Township Repairs:

The committee has been in contact with the Township Public works department to correct drainage issues at several locations.

N. Wyetta - The Township will replace the existing catch basin; replace the failing retaining wall, at regrade portions of N. Wyetta as necessary to correct drainage problems. This work is to be included in next years Township budget.

Hinchman Road- Drainage improvements, and shoulder repairs are scheduled for the low point of Hinchman Road, just south of Wyetta Road.

Dickson Drive - The committee has also reached out to discuss the recent flooding along Dickson Drive to determine what if anything the Township can do to avoid future flooding. Residents of Dickson Drive should also contact the Public Works department as well.

The committee encourages all members use natural methods of erosion control including avoiding exposing bare soil by allowing leaves to accumulate or by using ground cover plantings to hold soil in place.

Respectfully Submitted,
Steven F. Lennon, Chair

AQUATIC WEED COMMITTEE

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 in past years has been relatively minor and easily controlled. Last year on July 19, 2006 a spot treatment was conducted in all shallow coves and areas where weeds had become particularly troublesome. Near the end of the 2006 swim season we again experienced heavier than usual growth but it was deemed too late in the season to justify the additional expense and application of chemicals into the lake.

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. This year a team of 5 community volunteers from the water quality/weed committee will assess the weed growth status on a weekly basis throughout the summer to ensure proper and timely application of weed treatments. Their assessment will be based in large part on the recreational limitations being created by the presence of heavy weed growth.

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, Chair

LAKEFRONT AND DOCK COMMITTEE

The Committee is pleased to report that activities under our purview went well this year. That is to say, there were no new, serious violations of the rules, and homeowners worked well with the Committee regarding their requests for work. Members submitted their requests to repair/replace docks and remove dead and living trees and branches. Committee members met with the residents to review the plans, on-site. Everyone involved seemed pleased with the results of our interactions.

Most members have extended the courtesy of contacting Club officials even with minor tree work to be scheduled. Of course, this allows neighbors and members of the Committee to breathe easier when the chainsaws start buzzing away.

The Committee is still working toward compliance with a member on Piney Run Road, and a member on South Wendover Avenue. Hopefully, those members will soon do what is necessary to regain their “good standing” status.

Overall, the natural beauty of our lakescape has not diminished this year; in fact, many lake front properties have improved with the continued unfettered growth of vegetation.

The Committee thanks the members for their outstanding consideration for their neighbors and for cooperation with our efforts to keep our neighborhood uniquely beautiful.

Respectfully submitted,
Paul Lucas and Steve Lennon, Co-chairs

PLAYGROUND COMMITTEE

In the fall of 2006, several residents approached the Board of Trustees with the idea of improving the playground area at the beach and possible fund raising options to complete the project. The Board of Trustees created the Playground Committee to explore what types of play equipment should be selected and any methods of fundraising.

Existing Play Equipment - The existing play equipment provides activities for older children but does not offer safe play for younger children. Also the existing swings are need of repair. The Board of Trustees has recently purchased new swings and chains for the existing swing set and will be installing them soon.

Proposed Play Equipment - The committee has agreed that the new play equipment should offer more play opportunities for younger children and should be designed to blend in with the natural surroundings of the beach area. The play equipment will be relatively small and is intended to serve OTCC residents only. As a starting point the committee generally agreed that the style and size of the play equipment should match equipment that was installed at the beach area at the nearby Sherwood Forest development. Preliminary budget for the project is \$5,000. Residents and committee members have offered to perform fundraising efforts to fund the project. The Board of Trustees has offered to fund up to \$2,500 of project.

Anyone interested in helping with the fund raising efforts or joining the committee should contact Liz Walsh, at Lizwalsh2@verizon.net

Respectfully Submitted,
Steven Lennon, Co-chair