



From the Board Room

January 2025



Here is a summary of some of the important action items from the January Colony Board meeting.

Capital Projects Set for 2025

The Board approved ten capital improvement projects for 2025, selected and prioritized from a preliminary list of 25 projects submitted for consideration.

Demby Basement Waterproofing	\$ 10,000
Beach 4 Pavilion Rebuild	10,000
Beach and Park Structures	8,000
Vaughan Foundation Parging	15,000
Beach 1 Dock Repair	5,000
Playground Upgrade(s)	50,000
Fencing Replacements	5,000
Beach 3 Parking Lot	8,000
Vaughan Lot Realignment	5,000
Vaughan Perimeter Maintenance	10,000
Budget Allocation	\$126,000

Although the designated appropriation amounts are preliminary estimates, the Board is committed to ensuring that the overall annual project budget is not exceeded. All projects were deemed to be important to the Board’s fiduciary responsibility to maintain a high-quality physical plant in service of Colony mission.

Funds for the 2025 program come from the Capital Improvement Fund, which receives \$55 from each member dues payment. This revenue totals about \$80,000 annually. With interest earnings, funds remaining from 2024, and contributions (e.g., Lions Club, Women’s Club, Canoe Carnival), we were able to expand the 2025 budget to fund the listed projects.

Demby Basement Waterproofing: There is a basement beneath the Demby Annex footprint that collects water in times of heavy rain and has a feeling of dampness. It is a typical Medford Lakes basement. This project would address that problem – the simplest solutions applied first –

with the primary objective of avoiding the structural problems that a damp basement creates. Further, a dry basement will enhance the space’s utility, for example as a potential storage solution.

Beach 4 Pavilion Rebuild: The pavilion structure at Beach 4 is showing signs of severe deterioration and rotting. The proposed project is for a complete rebuild. The project completion model is one of “materials only” with implementation using talented volunteer support, as was recently applied to the Beach 1 Pavilion.

Beach and Park Structures: There are several structures on Colony beaches that have not received attention in recent years: (e.g., sheds, lifeguard stations, benches, existing canoe racks, park structures, etc.). This project would assess them and replace/repair as necessary.

Vaughan Hall Foundation Parging: Parging is a foundation coating that adds to waterproofing, insulation, and structural integrity. The existing treatment at Vaughan is severely worn with noticeable cracks and chipping, and signs of detachment. Further, there are two building sides where there is no parging. This project could be seen as supplemental to the Demby Annex water issue. The current parging treatment is unsightly, but the Board’s concern is not about aesthetics. It is a structural issue.

Beach 1 Dock Repair: This dock has an aluminum deck, which requires specialty repairs. It does not yet require complete replacement; the understructure is deemed to be sound. There is a need, however, for some new planks and some reattachment.

Playground Equipment Redesign/Upgrade: The Colony is currently soliciting re-design proposals for Nokomis (Hopkins Field) and Wilson playgrounds. This could be a major project that – as a practical matter – will require

funding from multiple sources (e.g., school, auxiliaries, membership donations). If the projects are not completed in 2025, the funding amount will be carried over to 2026. The Board's \$50K allocation should be seen as seed money. This is a long-term project. Note that there are some recent additions to those playgrounds, which will be preserved as appropriate. This project targets additions and replacement of outdated equipment, which has exhausted its useful service life.

Fencing Replacements: Fencing around many Colony properties is old, rotted, and in need of replacement. This project would survey existing structures and replace runs most in need of repair. For example, specific requests were received for fencing along McKendimen Road and at Beach 2, and those areas will be among the first project targets.

Beach 3 Parking Lot: There are two parking lots at Beach 3. The larger lot is owned by the Borough and the smaller lot is owned by the Colony. Both lots are sand based, rutted, and in poor condition. A heavy rain spell can make them almost unusable. This project would stone the lots in the same way that we addressed the Beach 1 parking lot in 2022.

Beach 1 (Vaughan Hall) Parking Lot Realignment: The Vaughan Hall parking lot, which supports both the Community Hall and Beach 1, can become very difficult to use as a "three-row" facility, but its use as only a "two-row" lot is a waste of space. This project would address expanding the lot's width on Colony-owned property to add the additional space required for three rows and improved traffic flow.

Vaughan Hall Perimeter Maintenance: This project calls for completing log staining and coating as a part of an ongoing maintenance and upkeep program for our showcase building. This is not an appearance project; it is one of preservation.

Facility Access Solutions Underway

There is a constant struggle between providing maximum member access to Colony property

and protecting our facilities from unauthorized and irresponsible use, and vandalism. Three initiatives targeting this problem were announced by Property VP Shawn Collins.

- We are updating our building access system to a more flexible programmable electronic application. In the process, we will be able to address the current problem of wide-spread outdated key-cards.
- Steps are being taken to facilitate the use of the Craft Pavilion restrooms during league events by installing a lock system accessible to league coordinators.
- An approach similar to the *Craft* solution (above) will be applied to the Pickleball Courts, where unauthorized access by non-players and general hooliganism has become a recent problem. Again, balance will be an issue – maximum access versus security – but our initial solution will be run on a pilot basis.

Brooks Field Update

The Board continues to make slow progress in finding a solution to the deteriorating conditions on Brooks hard court surfaces. We still have a permit application pending at the Pinelands Commission. And most recently six community members were named to a working task force with the mission of finalizing a solution design: Russ Sewekow, Regina Ehlinger, Jeanie Watters, Mark Steitz, Marcus Gaysek, and Dennis O'Neill. These individuals will join three sitting board directors to create a nine-member body reporting to the Colony Board.

Brooks Parking Lot Cleanup

Another 2025 goal is to clean up the Brooks parking lot area, beginning with removing unclaimed canoes and other watercraft through auction. Colonists will receive additional information about this initiative in coming months. But if you left a canoe on the beach, it is now at Brooks. If you want it, come and claim it or you might find it gone come summer.