

CENTENNIAL PINES CLUB MEETING MINUTES

September 17, 2019

Members in Attendance: Sandy Dalton, Rich Krasner, Sharon McKenney, Elaine Monticollo, Jerry Morgan, Nicole Testa and Richard Weldon

Also in Attendance: Jim Zambon and Sheila O'Connell

The meeting began at 7:10 pm.

June minutes were approved.

Jerry Morgan reported on the current status of the beach. Beach cleaning will stop in September and the port-a-potty has been removed for the season. There are homeowners who would like to keep their boats at the lake but cannot because we do not have enough space on the racks. A discussion followed as to how best to resolve this issue. It was proposed and voted upon that we build a new rack specifically designated for kayaks. Kayaks need a smaller space and therefore can be stacked differently, leaving other spaces open for canoes and boats. The total cost should be well under \$500, especially if we can get volunteers to help build the rack. It will be placed over to the side of the existing rack. A motion was suggested that we allow only one boat per family to allow all interested households to acquire a rack space. Those residents who live on the lake will be asked to keep their boats on their property.

Nicole Testa stated that she would move forward with Holiday Party plans and be ready to discuss them at our next meeting. The Board suggested a date of Thursday, December 12. A women's social was also discussed.

A discussion followed as to the rules about property management and maintenance. Since a builder has purchased and cleared much of the property at 10 Sweet Gum Court without acknowledging our deed restrictions, it seems necessary to find a way forward to manage tree removal, fence construction and other property improvements. The Board discussed the possibility of modifying the bylaws and placing fines and fees as an option for homeowners who do not follow the deed restrictions.

Sharon McKenney reported that the website is running smoothly.

Jim Zambon gave the treasurers report. We have 11 homeowners who have not paid their 2019 dues. Jim asked for approval to pay our attorneys for June and July's invoices. It was approved unanimously. He also asked for approval to donate to Cedar Run Refuge. This was unanimously approved.

There was no other old or new business to discuss.

The meeting was adjourned at 8:15 pm.