

# **CENTENNIAL PINES CLUB MEETING MINUTES**

**May 19, 2020**

**Via Zoom**

Members in Attendance: Sharon McKenney, Elaine Monticollo, Jerry Morgan, Chuck Nugent, Sheila O'Connell, and Nicole Testa

Also in Attendance: Shawn Omans, Ryan Zambon and Jim Zambon

The meeting began at 7:05 pm. The April 2020 meeting minutes were approved.

Jim Zambon gave the treasurer's report. A reminder notice has been sent to those homeowners who have yet to pay their 2020 dues. 85% of our homeowners have paid their dues. The Board discussed those on the delinquency list. Jim reported that there are 2 homeowners that have had liens placed on their homes who are in the process of paying towards those delinquencies. Jim made a motion to donate \$50 to Cedar Run Refuge which unanimously passed. Two additional families have contributed to the capital improvements fund. A motion was made authorize April payments to Jay Greenblatt. The motion passed unanimously.

Chuck Nugent discussed future liens and court filings for those delinquent in paying dues. There will be an additional fee added to the dues delinquencies in the form of a penalty to pay for court fees and attorney fees. Thank you, Chuck, for organizing and maintaining this system. The additional fees were voted and approved by the Board unanimously.

Many thanks to Ryan Zambon who was able to find a way to make our phone at the beach operational.

Committee Reports were as follows.

Lake – Shawn Omans reported that all is moving forward with appropriate lake treatments. Jerry Morgan will order a port a potty to be delivered by Memorial Day weekend. Signage has been posted by Jerry Morgan and Shawn Omans to direct homeowners about the lake usage during Covid 19.

Beach – Sheila O'Connell has continued to keep the canoe rack assignment list. Sheila has had to reposition boats that have fallen because of our recent rain and windstorm. New boat stickers were approved to be ordered for lakefront homeowners and new residents. Jerry Morgan stated that a high school resident would be interested in stuffing lakefront homeowners' mailboxes with registration letters if necessary.

The Board discussed this summer beach parties and decided to deny any requests for private parties until further notice. Once NJ loosens such restrictions, we can revisit this decision.

The meeting was adjourned at 7:50 pm.