

# **CENTENNIAL PINES CLUB MEETING MINUTES**

**October 20, 2020**

Members in Attendance: Jerry Morgan, Nicole Testa, Richard Wheldon, Clark Perks, Chuck Nugent and Sheila O'Connell

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

Meeting (ZOOM) began at 7:25-7:30pm.

Lake – Shawn gave the beach and lake updates. Beach season is over and the last 4 tests on the water were good. Four boards (20-24 inch vertical depth) were pulled at the dam. Only one board was lost in the process. The boards will be returned on the 9<sup>th</sup> of November which will complete the 2 weeks of the lake lowering.

Financials- Jim stated that the cash was pretty stable in September. Chuck will be drafting second notices for 2 homeowners, who owe 2019 & 2020 dues. Putting a lien on property located at 2 Timbre Ct. with Chuck's help. Jim stated that he would contact the realtor involved in the sale of 10 Sweet Gum Ct. to try and retrieve the 2020 dues from the seller and the buyer.

Social -Nothing planned due to Covid-19 (money being used for cul-de-sac projects) see below.

Trees -Jerry sent letters to lakefront homeowners about trees in the lake that pose a danger to the dam and had a very positive response. Suggested that multiple lines of communication is the best way to reach the community.

Beach -Back Board needs to be replaced and ideas for keeping it from misuse were thrown out for discussion. Ideas were from putting an alarm to maybe getting a new box with a lock. Replace the Beach Announcement Board too. Research some options.

Cul-De-Sacs -Money that would have been used for the socials this year are re-appropriated for cul-de-sac revitalization. Jerry shared how effective it can be to gather neighbors to design a landscape plan for neighbors living around a cul-de-sac. The neighbors will submit their plan to the Landscaping Committee. (?) Each plan will be reviewed and given \$750 towards the total cost. The remaining amount will be divided by the cul-de-sac homeowners and they will also share in the maintenance of the area.

Tree Removal – Medford Twp. has new guidelines for tree removal in Medford. No more that 3 trees can be removed in one year with approvals and no more that 10 trees in 5 years. Dead trees are not considered part of the 3 trees rule/per yr. but you still need to approval. Jerry mentioned putting the townships new tree removal guidelines in a CPC letter to homeowners so that they are aware or the rules and penalties. Maybe Clark can get the information.

Fiato's Bulkhead – contractor has suggested capping the existing stonewall with a pressure treated cap that will rise 3" above the existing bulkhead. They would also put in some plants between the wall and the yard, wetlands buffer . Clark feels as though the existing bulkhead is fine and Jerry disagrees and the bylaws were read stating the homeowners are to maintain their bulkheads. A vote was taken and it was

ruled in the Fiato's favor to cap the bulkhead with county and state approvals.

Vote Results- (3-1)

Yes – Jerry Morgan, Chuck Nugent, Nicole Testa

No – Clark Perks

Post Meeting Votes (2)

Yes-Elaine Monticollo and Sheila O'Connell

Property and Rules – Discussed the need to have 5 committee members.

Yoga on the Beach – Insurance coverage should be provided by the instructor and we will need to investigate what our policy states about having yoga classes on the beach. Concerns about whether it class would be offered to residents only and would CPC make any money. Sheila will answer all of these questions for the next meeting.

Community Maintenance by Rich Wheldon – Rich cleaned up around the dam, the triangle and the old CPC sign. We talked about the trees that have been cut down and piled up in front of homes. We need to reach out and tell them they need to clean up the piles.

The meeting adjourned at 9:00.