

# **CENTENNIAL PINES CLUB MEETING MINUTES**

**November 17, 2020**

Members in Attendance: Sandy Dalton, Sharon McKenney, Elaine Monticollo, Jerry Morgan, Chuck Nugent, Sheila O'Connell and Clark Perks

Also in Attendance: Jim Zambon and Ryan Zambon

The meeting began at 7:05 p.m.

October minutes were read and approved.

Jerry Morgan reported that the lake was successfully lowered and raised, giving homeowners a chance to repair their decks and bulkheads. Many thanks go to Mike McKenney for rebuilding and revising our body board for the beach. The loose canoe has been retrieved and many hanging trees and brush have been removed from the lake.

Jim Zambon gave the treasurer's report. One additional homeowner has paid their overdue dues. There are outstanding invoices from Greenblatt, for beach maintenance and cul de sac maintenance. The invoices were approved for payment.

Chuck Nugent reported that he is working with 10 Sweet Gum for back dues. Chuck has been working with an attorney who is filing two additional liens.

The social committee awarded prizes for the top three decorated mailboxes. It is unknown whether the prizes have been distributed.

Sandy Dalton reported that she is interviewing 3 new landscaping companies for next year and will include work on both sides of the dam. Elaine Monticollo reported on work being done on the cul de sacs and gave suggestions on other potential projects.

Clark Perks reported on the new township ordinance concerning tree removal. All potential tree removal must now complete an application. There are other details. The pertinent information will be given to homeowners by email, posted on the website and the Facebook page.

In New Business, Ryan Zambon has been nominated and voted unanimously to become a board member. He will be on the ballot this January, along with Jerry Morgan and Sharon McKenney. The Board still needs an additional member to replace Sandy Dalton, who is now a Past-President member of the Board. Sheila O'Connell has volunteered to be an additional member of the Rules and Property committee.

Our annual meeting will be via Zoom. At our next meeting, we need to organize the format of the meeting and design a voting process.

A homeowner requested use of the beach to lead yoga classes. After discussion, it was decided to move forward with a plan in which any resident is welcome to come to the beach, free of charge, and participate in these classes. The Board would pay a fee to the instructor accordingly. This opened up a discussion as to other ways to utilize the beach and lake. Both fishing and longboard instruction were suggested.

The meeting was adjourned at 8:35 pm.