

CENTENNIAL PINES CLUB ANNUAL MEETING MINUTES

January 20, 2021

VIA ZOOM

Members in Attendance: Sandy Dalton (PP), Sharon McKenney (VP), Elaine Monticollo (Sec), Jerry Morgan (President), Chuck Nugent (PP), Sheila O'Connell, Nicole Paolillo, Clark Perks, Richard Weldon and Ryan Zambon

Also in attendance: Jim Zambon, treasurer and Shawn Omans. Approximately 10 additional residents of the community were present

The meeting began at 7:05 p.m.

Jerry Morgan, the president of the Club, welcomed everyone and set the parameters for the Zoom meeting. He asked for committees of the Club to describe their duties and discuss ongoing projects.

Landscaping – Sandy Dalton reported on what has been done to clean up and improve the common areas. She then discussed work which is ongoing on the “Centennial Triangle” and cul de sacs. She mentioned that new areas will be maintained in 2021. This will require a slight increase in budget. Sandy asked that she be notified if there are any dead trees in the common areas so they can be removed.

Website – Sharon McKenney described the Centennial website. It includes useful information about the community as well as a private resident directory, social events and other pertinent announcements, links to community documents and forms and monthly board meeting minutes. It also includes links to our Facebook page and to important Medford Township sites. She suggested the community utilize this site frequently to stay well informed. Sharon also announced that a printed directory will be designed sometime mid 2021.

Lake– Shawn Omans detailed the work done to maintain the lake in 2020. He directed the summer treatment of the lake and the fall dam lowering. A discussion followed on how important it is to remove trees and large limbs that have fallen into the lake. They are much more easily removed when the water level is lowered. If these trees are not removed, they may lodge into the dam and require emergency removal and dam repair.

Beach – Jerry Morgan and Sheila O'Connell discussed the beach issues. There was not a community cleanup day because of our Covid quarantining requirements, but 2021 may include a date in early May assuming most restrictions have been lifted. Canoes and boats have new and improved racks and Sheila O'Connell has continued to register and maintain boat lists. If any

member wants to bring and store a boat at the lake, please contact Sheila for the community requirements. There was some beach clean-up and building of a new body board this year. The Board hired a teenager to maintain the beach in the summer and to report any problems. Thanks to Mike McKenney and Shawn Omans for their work. Jerry Morgan reported that the Board has some new ideas on how to utilize the beach more in 2021. Stay tuned for announcements in the spring.

Finances – Jim Zambon outlined the year’s spending and the budget for 2021. There is an increase in budget lines for lake improvement, social activities and landscaping. Yearly dues billings will be mailed in mid-February. Dues will remain at \$410/year. There are a few households who have not paid last years’ dues.

Social – Nicole Paolillo reported that the 2021 holiday party was canceled but we are hoping to celebrate this year on December 4. The beach party will hopefully be in June 2021. There is a current women’s neighborhood book club. Please contact Nicole for details. There also was a Halloween mailbox decorating contest in 2020. Hopefully, there will be a similar event in 2021. Jerry Morgan discussed the procedures to have a private party on the beach. There are required forms to be filled out and submitted. They are on the website.

Rules and Property – Clark Perks reported on the new open space and Medford Township ordinances which involve tree removal. There are permits now required to remove trees from properties. These permits must be submitted to Medford Township for approval BEFORE any work is done. There is also a concurrent application for tree removal on our Centennial website. This paperwork must be submitted and approved before cutting trees and improving Centennial properties.

Dam litigation - Chuck Nugent spoke about the dam litigation. We are currently up to date with fees billed by the State. There has been little movement of the case since the beginning of the pandemic. The Club also has significant funds designated for dam repair once the State moves on the court case. There is always the possibility that more funds will be needed if the costs of dam repair increase.

Elections and Board Members – Elaine Monticollo reported on the current Board. There are currently 10 Board members which include 2 past Presidents and 8 Board members. There is one vacant spot. Jerry Morgan and Sharon McKenney were up for reelection to the Board. Ryan Zambon is newly placed on the Board. Ballots were emailed to households and were requested to be email returned to the website. Votes have been counted. All 3 were elected to the Board for three-year positions.

Jerry Morgan concluded the meeting by citing a general request for volunteers. The community is served best when many homeowners are involved.

The meeting was adjourned at 8:30 pm.