

CENTENNIAL PINES CLUB MEETING MINUTES

April 19, 2021

Via Zoom

Members in Attendance: Sharon McKenney, Elaine Monticollo, Jerry Morgan, Sheila O'Connell, Nicole Testa, Clark Perks and Ryan Zambon

Also in Attendance: Susan Bartholomew, Shawn Omans, and Jim Zambon

The meeting began at 7:05 pm. The March 2021 meeting minutes were approved.

Jim Zambon gave the treasurer's report. He stated that 80% of homeowners have paid their 2021 dues. Reminder notices for overdue dues for 2020 and 2021 have been sent. A letter was sent to 2 Timbre Court regarding back payment of dues and a lien has been placed on the property. Sheila O'Connell will send them a letter about their boats and the boat storage. Homeowners who contributed to our capital improvement fund should receive a personal thank you note. A motion was made authorize March payments to Jay Greenblatt. The motion passed unanimously.

The Beach Clean Up day was discussed. It will be from 9-11AM. Sharon McKenney will send out email notices and Elaine Monticollo and Susan Bartholomew will handle the design and set up of community signs. There will be a list of potential projects and once members arrive, they will be assigned a small project or projects. Board members are asked to bring supplies and tools. Sharon McKenney will provide coffee and bagels.

Committee Reports were as follows.

Lake – Shawn Omans has signed the agreement of renewal for lake treatments. He will be the point person for all necessary communication. The Board discussed and agreed to stock the lake with as many fish as \$2500. would buy us. This was voted and approved unanimously. Ryan Zambon updated the Board on geese control.

Beach –Sharon McKenney has been researching picnic tables. To date, none of the options are appropriate. Some are very expensive; others are not durable enough to withstand years of use. She continues to investigate this further. Three or four of the oldest picnic tables will be broken up and removed on Beach clean-up day.

Social – Sheila O'Connell has been communicating with a yoga instructor for yoga on the beach. She is obtaining a certificate of insurance. Yoga should begin June 24. We are considering food

trucks at the Beach for several dates over the summer. This should be a good way to get homeowners to come to the beach and socialize.

Directory – Sharon and Ryan are working on the new directory and ways to register and complete paperwork on our website. Louise Baron has been gathering as many new homeowner's data as possible.

Rules and Property- Clark Perks will contact the township about concerns for 137 W Centennial.

The meeting was adjourned at 8:35 pm.