

CENTENNIAL PINES CLUB MEETING MINUTES

May 25, 2021

Via Zoom

Members in Attendance: Sandy Dalton, Sharon McKenney, Elaine Monticollo, Jerry Morgan, Chuck Nugent, Clark Perks and Ryan Zambon

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

The meeting began at 7:35 pm. The April 2021 meeting minutes were approved with corrections.

Committee Reports were as follows.

Landscaping – Sandy Dalton reported that all common areas have been cleaned and maintained.

Beach – Jerry Morgan reported that the beach clean-up day was a success. Thanks to all of those involved. A discussion followed on the vandalism that occurred on and near the beach shortly after clean-up day. It was suggested that we purchase and install cameras to monitor the beach parking lot, path, common beach areas and boat racks. We would need to find a system that would be sensitive enough to visualize license plates in the parking lot as well as visualize and record destructive activity at the beach. A discussion followed as to how best to use WIFI, the Verizon services and cameras to monitor beach activities. Ryan Zambon has proposed several scenarios. Costs incurred would depend on types of cameras and systems employed. Signage to warn trespassers of the use of cameras will also need to be purchased and installed. Light sensors were also discussed. A proposal was taken to suggest the purchase and installation of cameras and signage. It was unanimously passed. Clark Perks will draft an email to the chief of Medford police to request surveillance of the area, especially at night-time and on the weekends.

Lake – Shawn Omans reported on lake treatments and analysis. The first treatment was performed in mid-May. Testing of the lake water will begin next week. Also, it was decided that the student employed to clean and maintain the common beach areas will begin work next week and continue through Labor Day weekend. Shawn will purchase a new beach rake. Greg DeWitt reported that the stocking of the lake should occur the first week of June. Thank you Greg! He will draft an email announcing the lake stocking and Sharon McKenney will distribute it to the homeowners.

Finance – Jim Zambon gave the treasurer’s report. Reminder notices for 2020 and 2021 dues were mailed to pertinent homeowners last week. A discussion followed as to when to begin lien applications for appropriate homeowners.

Thanks to Jim, Chuck and Jerry, we seem to have been successful in retrieving overdue dues and fees from 2 Timbre Court.

Social – Yoga at the beach is scheduled to begin June 24. It will be free to residents. Pre-registration is required. The link is available on our website. Weekly sign ups are required.

A discussion followed as to organize a beach event with a Mr.Softee truck. It has been tentatively scheduled for June 17 from 6:30-7:30. Free ice cream will be available for the first 100 people. Sue Bartholomew will contact and schedule a band to play at the beach from 6:30-8:30. Sharon will send out notices and reminders.

A taco truck was discussed for later in the summer. The Board will set dates and details later in the summer.

Litigation – Chuck Nugent discussed the dam litigation. It appears that the State is now moving forward with the case and enforcement of the suit could follow sometime soon. The Board discussed further monies which may be required to pay for our portion of the construction. Chuck discussed with those interested parties our argument to limit further fees because the delays have been solely from the Samost family.

Rules and Property – Clark Perks discussed the ongoing issues with Jay Nistad. Construction has continued on the lakefront and bulkhead which are not permitted by the Pinelands, Medford Township, nor Centennial Lakes’ regulations. The Township is aware of the problem and we hope to have further communication with them before next month’s meeting.

The meeting was adjourned at 9:00 pm.