

CENTENNIAL PINES CLUB MEETING MINUTES

August 10, 2021

Via Zoom

Members in Attendance: Greg DeWitt, Elaine Monticollo, Jerry Morgan, Chuck Nugent, Sheila O'Connell, Nicole Paolillo , Clark Perks and Ryan Zambon

Also in Attendance: Jim Zambon

The meeting began at 7:30 pm.

This uncharacteristic summer meeting was mostly called to discuss the property improvement violations of 31 East Centennial, owned by Jay and Katie Nistad. Jerry Morgan began the meeting by describing the unauthorized construction and landscaping of the property. A stone retaining wall has been completed and the property has been clear-cut of most of the natural trees and brush leading up to the lakefront. A sand "beach" has been laid at the waterfront. Landscaping tiers have been built in preparation for steps and planting of shrubs. All of this work has been done in the wetland buffer, which is specifically prohibited from modification by the Pinelands Association and CPC.

While Jerry Morgan has been in touch with both the homeowners and the landscapers in order for them to understand the nature of the violations that they have incurred, work has continued forward. Medford Township has also been in contact with the owners to explain their issues with the property management.

Discussion followed as to how best to move forward with remediation plans and fines and penalties for the homeowners. A vote was taken to designate the Nistads Members in Poor Standing with the Club. All rights and privileges of the Club have been revoked. This includes access to the lake, the ability to speak at a meeting or to hold office in the Club and to be restricted from all social events. The vote was unanimous. A letter will be constructed by Chuck Nugent and mailed via certified mail to the Nistad's home.

Moving forward, Jerry Morgan and others will communicate through the landscapers as to how to "improve" the property by planting a large number of significantly sized trees, shrubs and naturally occurring plants. Only then will the Board consider removing the Member in Poor Standing label. Other home improvement projects will NOT be approved until all of the remediation is finished. This includes a current application for improvement to a screened in porch.

Other business was briefly discussed. Beach Yoga, although well received, will not continue past the six week time period unless residents would be willing to pay individually for the program. Our last beach party is scheduled for September 9 at 5:30-8:00. Sharon McKenney working diligently on all CPC issues, we are in need of many more volunteers in order to discussed details of logistics and set up. Lastly, since our few Board volunteers have been maintain the lake community. A Management Company was discussed. This would alleviate some of the daily/weekly work of the Board members. A letter going out to the community will explain that this option is being considered and will most certainty raise our annual dues. However, the alternative is unsustainable unless many more volunteers come forward soon.

Our next meeting is planned for September 21, at 7:30 pm.

The meeting was adjourned at 8:30 pm.