

# **CENTENNIAL PINES CLUB MEETING MINUTES**

**December 21, 2021**

Members in Attendance: Sharon McKenny, Elaine Monticollo, Jerry Morgan, Clark Perks, Rich Weldon and Ryan Zambon

Also in Attendance: Susan Bartholomew, Greg DeWitt, Jim Zambon

The meeting began at 7:30 p.m.

November meeting minutes were read and approved.

Jim Zambon detailed the treasurer's report. The Board approved a payment to Jay Greenblatt. A discussion followed as to the 2022 budget. Jim will construct a 2022 financial report soon. He gratefully will continue with his role as Treasurer in 2022.

Jerry Morgan reported that all fall clean ups have been completed. He stated, through Sandy Dalton, that we will probably continue to employ O'Brien's landscaping next year and may increase some of their services, budget permitting.

Jerry Morgan reconfirmed that Beach maintenance will be done in the spring. Shawn Omans will require some volunteers to helping the spreading of the sand.

Jerry further reported that he and Elaine Monticollo met with Beth Portacalis from the Township of Medford and learned how she handles new septic permits and potential tree removal. She said that permits come from the County and that many times she is not aware of these projects until they have begun. The County generally gives the construction company the ability to decide where the new system will be installed and how many trees need to be removed and how large of an area needs to be cleared. Beth stated that in many cases Medford Township will require the homeowner to replant trees and shrubs once the project is done.

Clark Perks reported that the Township has begun the process of attaining an easement on a lake owners' property in preparation of the dam construction.

Jerry officially thanked Sharon McKenny and her committee for running a very successful Holiday Party. There was a discussion as to the possibility of a picnic the day of the beach clean-up. Susan Bartholomew will organize all social events in 2020 and will therefore make decisions about any events going forward.

A discussion followed on the pros and cons of a management company for the community. It was decided that it was cost prohibitive as long as Jim Zambon would continue in his volunteer role as treasurer.

A discussion followed as to the logistics for the annual meeting. It may need to be moved to a zoom platform if Covid infection rates increase. A letter will be sent to the community to inform them of the date AND to ask for nominations for Board Members. A dues increase was suggested and voted upon. Further discussion will decide whether to raise the dues to \$450 or \$475 annually. We will stuff mailboxes with notices of the meeting.

There was no other old or new business to discuss. The meeting was adjourned at 9:00 pm.