

# **CENTENNIAL PINES CLUB MEETING MINUTES**

**October 18, 2021**

**VIA ZOOM**

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

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

The meeting began at 7:30 p.m.

August and September minutes were read and approved.

Jim Zambon gave the treasurer's report. He stated that three homeowners have not paid dues for 2020 and 2021. The Board decided to place liens on all three properties. Chuck Nugent will begin that process.

Chuck Nugent explained the current litigation details. With some good news, the State has made some forward progress with its suit against the Samost family. Jay Greenblatt is back in the activities and we look forward to some useful action soon.

Sharon McKenney reported on the social activities of Centennial. The Halloween mailbox competition is complete and Nicole Paolillo chose three winners. Nicole announced the winners on our Facebook page. Since only 9 families committed to the activity, this event will probably not reoccur next year. Sharon also reported that 38 families attended the food truck at the beach in September. A discussion followed as to the feasibility of the Holiday Party at Little Mill Country Club. The Board decided to move forward and invite all members in good standing who have been doubly vaccinated.

Shawn Omans reported that the lake is in the process of being lowered and should be fully lowered by November 15. He also decided that it would be more appropriate to add sand to the beach area in the spring instead of now.

Jerry Morgan reported that the rules and property committee has approved the landscaping work 31 East Centennial. They are therefore no longer members in poor standing. Clark Perks wanted to go on record that he is not in favor of approving the landscaping and thinks that further restoration is necessary. A brief discussion followed on how to proceed with a homeowner on False Heather who is parking a large RV in their yard and a West Centennial resident who has

had a boat trailer parked in their driveway for quite some time. Jerry will contact the False Heather homeowner and Elaine will communicate with 167 West.

Jerry Morgan began a discussion as to how, as a Board and community, we move forward to 2022 and beyond. He stated that many Board members have taken on many roles around the neighborhood and that many other volunteers are needed to maintain the level of activity that we have all enjoyed. He began a discussion about employing a management company to fulfill some of the more time-consuming jobs. Examples would be management of the finances and budget as well as rules and property oversight. Jerry will meet with a potential company sometime in the next few weeks. Clark Perks stated that we have utilized a management company in the past with some success, however, there still would need to be an active board and community involvement. The Board decided to send a letter to the homeowners to announce these intentions and to once again ask for volunteers. Sharon McKenney will write the letter.

Jerry also discussed a modification of our committees. He stated that each Board member should only be a chair of ONE committee or essential activity each year. We will need to procure many volunteers to have this come to fruition. Jerry asked that each Board member and committee chair spend some time this month and be able to report on their general duties and time involvement at the November meeting. Jerry also suggested that we probably will not need a lost and found committee nor a mission committee.

Elaine Monticollo will design a flow chart to be presented at the next meeting to help us reorganize effectively.

Jerry asked for notice as to who is interested remaining on the Board on 2022 and going forward. He also wants to begin a discussion on the organizational our annual meeting in January 2022. Elaine will provide a list of who would be up for reelection in 2022 at our November meeting.

The meeting was adjourned at 9:05 pm.