**CENTENNIAL PINES CLUB MEETING MINUTES**

**ANNUAL MEETING**

**January 25, 2022**

**VIA ZOOM**

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

Committee Members also in Attendance: Susan Bartholomew, Greg DeWitt, Sarah Domis, Shawn Omans and Jim Zambon

Other Homeowners in Attendance: There were 27 other homeowners represented at the meeting. A list has been compiled and recorded.

The meeting began at 7:30 p.m.

Jerry Morgan, President of the Club, welcomed everyone. He stated that his two-year term of president has ended. He will be stepping down and replaced by a current member of the Board. He and Sandy Dalton will remain on the Board as past presidents.

There are three members running for reelection to the Board. They are Greg DeWitt, Elaine Monticollo and Richard Weldon. Thanks to Sarah Domis the election has taken place electronically via a google document and could be accessed and voted upon until the end of the zoom meeting. All members in good standing were encouraged to vote. The voting link was emailed to each household 5 days ago. Jerry Morgan stated that the Club is in need of committee members. Additionally, please be aware that the monthly meetings are open to all homeowners in good standing. The meetings are currently occurring via Zoom but may be moved to in-person later in 2022.

Jerry Morgan gave a brief description of our search for a management company to help the volunteers with the many responsibilities of CPC. After much research and conversation, it has been decided to delay the use of any management company for two important reasons. Firstly, management costs are very expensive. It would require a large increase in annual dues for homeowners. Secondly, it was decided that as long as we have volunteers with expertise in accounting (Jim Zambon) and homeowners willing to volunteer for Rules, Property and Lake issues, a management company would not be needed. The Board will revisit this possibility when the need occurs.

Committee members gave their reports.

Sandy Dalton discussed the Landscaping Committee. She has plans to contract with the same company in 2022 and hopes that their responsibilities will include a little more clean up in common areas. Cul de sac residents are encouraged to work together to maintain their areas. The Club can supply a delivery of mulch once the area has been cleaned and pruned. The mulch would need to be spread by the homeowners.

Sharon McKenney, our current Vice President, recapped the social events which occurred in 2021. There were many events at the beach, including some adult functions with live music. Many thanks to Susan Bartholomew for her work in this area. Sharon planned an ice cream social at the end of the school year as well as a food truck event in the later summer. These were generally very well attended. The Club had its annual holiday party at Little Mill Country Club. It was a successful event. There was a Halloween mailbox decorating contest, organized and led by Nicole Paolillo.

Shawn Omans described the responsibilities of the Beach and Lake Committee. Maintenance of the lake and beach is a high priority for the Club. Shawn oversees the lake water analysis and summer beach maintenance. There is a summer employee who weekly cleans and maintains the beach. Some time is 2022 Shawn and fellow volunteers will add new sand on the beach. Greg Dewitt has taken on a project to stock our lake with fish. This will be a three-year investment in stocking the lake. Summer beach yoga was organized by Sheila O’Connell. Jerry Morgan described the boat rack improvements and assignment strategies.

Jerry Morgan spoke about the Rules and Property Committee, which has recently had several new volunteers to help with the sheer volume of applications.

Chuck Nugent gave a detailed account of the past and current issues with our lake dam. Our work in the litigation is mostly over. We are waiting for a judge to rule on the Samosts’ appeals. At this point we have enough funds to cover known expenses, but Chuck stressed that there are many unknowns, and we may become responsible for more than the budgeted fees and fines. For example, the improvement of the dam construction costs is now over two years old. Costs have most certainly gone up. There are monies available for some of the increase in costs, but this issue will have to be revisited if and when the final construction costs are defined.

Jim Zambon discussed the financials of the Club. Many thanks go to Jim Zambon for an excellent job of maintaining and servicing the Club’s accounting needs. Details of the accounting will be included in the dues mailing which will go out in a few weeks. Jerry Morgan told the members that the Board will be discussing a dues increase. It has been 18 years since the last increase in dues.

General questions were taken from the homeowners.

The general meeting was adjourned at 8:30 pm.

THE BOARD THEN MET TO DISCUSS ALL CURRENT ISSUES

Clark Perks was nominated to become the President of the Board. It was seconded and he was unanimously voted in. Ryan Zambon was nominated to become Vice President. He, too, was unanimously voted in. Tabulations of the voting revealed that three board members were elected to 3-year terms. (Greg DeWitt, Elaine Monticollo and Richard Weldon). There were 35 households who voted for all three positions. Jim Zambon will remain Treasurer, and Elaine Monticollo will remain Secretary.

Susan Bartholomew was nominated to the Board to fill a vacant seat. She will be up for official election in 2023 as to fill Sheila O’Connell’s seat. It was seconded and unanimously voted upon. Going forward, it was suggested that Susan head up the Social Committee, Sharon McKenney remain as communication coordinator and Ryan Zambon will be the overseer of the website. Nicole Paolillo will handle the boat assignments and communications thereof.

Chuck Nugent has volunteered to continue working with the attorneys and judges on the dam litigation. He will no longer be a board member.

A proposal was made to increase the annual dues to 475/year. It was approved unanimously.

Jim Zambon will send out our annual dues bills soon. Sharon will follow with a notification on the website and Facebook to the residents. https://tinyurl.com/z9n6ff3h

December 2021 meeting minutes were approved.

A LIST OF HOMEOOWNER PARTICIPATION IS ON A SEPARATE PAGE

Our next meeting will be February 15 at 7:30.

The meeting was adjourned at 9:15 pm.