

## **CENTENNIAL PINES CLUB MEETING MINUTES**

**June 21, 2022**

Members in Attendance: Susan Bartholomew, Sandy Dalton, Greg DeWitt, Sharon McKenney, Elaine Monticollo, Jerry Morgan, Clark Perks, Richard Weldon and Ryan Zambon

Also in attendance: Jonathan Fisher, Sarah Domis, Jeanette Flamini and Jim Zambon

The meeting began at 7:35 p.m.

The May 2021 meeting minutes were approved.

Committee reports were as follows.

Social -Sharon McKenney reported on the upcoming lake events. The Cinco de mayo event was a success. There are 3 events planned for the summer. She and Susan Bartholomew are organizing a June 16 ice cream beach party, a July 14 food truck event and a September 8 end of summer party. All events will have music.

Sharon also reported that the new directories have been distributed to the homeowners.

Lake – Shawn Omans reported that the lake treatments have begun. He will send out emails to the residents when future treatments occur. The beach will be cleaned weekly by Katelyn Omans. There is a single July 16 reservation for a private party on the beach. The canoe racks are disorganized and need to be redone.

Rules and Property – Clark Perks announced that Jonathan Fisher is now on the R&P Committee. Jerry Morgan described the current situation on False Heather. He suggested we look in to modifying our bylaws that we have more “teeth” in our community rules. Also, there is a dumpster on East Centennial which should be removed in July.

Landscaping – Sandy Dalton reported that she has received an estimate for rebuilding the retaining wall at the beach. A discussion followed as to how best to repair the wall. Clark stated that he would research a group which could give us a second estimate. Sandy also reported on a possible renovation of the entryway into Teaberry.

Treasurer - Jim Zambon gave the treasurer’s report. He stated that 4 residents have been delinquent for 2 years of dues. It was motioned that Katelyn Omans be raised \$10/week for her summer work. It was passed. Several liens have been removed from homeowners who have paid their back dues. It was suggested that the Board stop payment on the check sent to the state for payment of our part of the required dam fees and resend the check with a letter. Jim reported that the D&O insurance has risen 7%. The payment was approved but we may potentially

investigate a different policy for next year. An invoice for legal services was approved for payment by the Board. The use of a community debit card was discussed.

#### New Business

Clark reported that work removing trees and debris from the “Black Lagoon” will be completed on June 20. Also, there is a great deal of logs and debris behind Teaberry.

Sandy reported that there is an invasive vine growing on Teaberry and West Centennial which needs to be removed.

It was decided that there will be no meeting in July and August. Our next meeting will be September 20 at 7:30 pm.

The meeting was adjourned at 8:35pm.