

Centennial Pines HoA Meeting
May 17, 2022 – 7:30pm ET
Meeting Notes

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1. Meeting began shortly after 7:30pm
 - a. As Elaine Monticollo was not present, notes taken by Shawn Omans
 - b. Present at meeting was: Clark Perks, Shawn Omans, Jeanette Flamini, Sandy Dalton, Jim Zambon, Jerry Morgan, Susan Bartholomew, Sarah Domis & Ryan Zambon.

2. Prior Minutes reviewed
 - a. One correction noted: Spelling of Kaitlyn Omans name corrected.
 - b. Motioned and Approved.

3. Finance Review
 - a. Jim Zambon indicated finance report sent, limited additional comments
 - b. Liens need to be removed from 3 properties who paid
 - c. Clark recommends Jim coordinate directly with Chuck Nugent on removal.
 - d. Open discussion on P/L items regarding beach and other items. Questions answered primarily related to timing of bills.
 - e. Clark indicated reimbursement needed for 12' pole.
 - f. Motion to approve attorney bill. Approved.

4. Social Committee
 - a. Susan indicated Cinco de Mayo complete and successful.
 - b. Movie night set for this Friday.

5. Beach Readout
 - a. Lake treatment delayed one week. Should be out this week. (May 18, 19 or 20.)
 - b. Lake testing to start next week. Likely will be tested 5/25, with readout on 5/26

6. Rules & Property
 - a. Issue w/ solar lights on at a lake property overnight. Resolved.
 - b. Issue at 24 E. Centennial – re construction
 - i. Jerry & Clark visited construction there
 - ii. No applications provided for activities
 - iii. They provided guidance to homeowner for actions on various project planned.
 - c. Issue at 6 False Heather – re fencing, etc.
 - i. Discussion & recap of status
 - ii. Jerry read out bylaws related to easement on Bortons Road.
 - iii. Owner agreed to split rail fence, however other issues remain open.
 - iv. Owner continues to work on a plan to park RV onsite and have visual buffer
 - v. Owner planning on gate entry from Bortons road.
 - vi. It was noted that this easement language is a part of our bylaws.
 - vii. Jerry made contact with Township on issue.
 - viii. HoA had action item to get back to owner on status of efforts.
 - ix. Issue remains open
 - d. Issue at <location next to DeWitt property> – tree removal

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- i. Significant trees removed without approval
 - ii. Replanted trees and plans so far are wholly insufficient
 - iii. Additional restoration plans have been submitted, but are not yet socialized and approved by committee.

 - 7. Landscaping
 - a. Sandy Dalton indicates all good. Nothing material to report.
 - b. Wants to consider rework efforts at entry into Centennial 2 at Teaberry & W. Centennial in fall. Discussion of trimming vs alternate plans. Budget may be available this year with reduced dam costs.
 - c. Request made to ensure mowing along dam is completed.

 - 8. Old Business
 - a. Nothing offered

 - 9. New Business
 - a. Nicole Testa resigned her role on board due to time commitment
 - i. Clark to temporarily take on beach/boat management
 - b. Clark offered beach projects to be considered for action and likely profession support
 - i. Drainage pipe
 - ii. Wall needs repair/replacement
 - iii. Possible installation of steps in wall during repair efforts
 - 1. Discussion of need to get 4 quotes for work.
 - 2. Sandy to contact our landscapers for 1 quote
 - iv. May need new chains for wings
 - v. May need to consider entirely new swings. Current set is very aged.
 - vi. Proposed increasing swim area size with larger rope. General agreement on plan.
 - c. Clark provided status of Black Lagoon issues.
 - i. Recent issue with a deer falling into spillway
 - 1. Need permanent grate
 - 2. Temporary grate created
 - 3. Need to quote
 - ii. Need to remove fallen trees.
 - 1. Plan to lower water level in order this weekend to get quote to remove
 - iii. Lagoon dam interaction.
 - 1. At time of fire department visit during deer removal, they indicated the need to report interaction with dam during deer issue mentioned above.
 - 2. Thus, concern of state intervention with this dam.
 - 3. It is believed the property is still owned by Samost.
 - 4. Status and issues TBD.
 - d. Susan offered note regarding June Ice Cream event
 - i. Event is prior to next meeting, thus she requested approval of expenditures.

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1. Estimate of \$300 for music
 2. Estimate of \$350 for ice cream
 3. Motion for approval. Approved.
- e. Jeanette requested information from Braddocks Mill re beach sign replacement. Information pending.
- f. Discussion of boat lock up plan.
- i. Clark advocate for locking boats and waiting for owner contact.
 - ii. Stories provided regarding historically experiences.
- g. Greg requested history/status of a second speed bump on W. Centennial
- i. General agreement was noted that speeding is an issue
 - ii. Clark recommended contacting police for support. (He has contact for this.)
 - iii. Clark indicated that history shows speed bump installation is challenging.
- h. Greg requested history/status of issues of homeowners feeding deer
- i. General agreement was noted that this is unhealthy for deer and homeowners.
 - ii. However, per Clark, there is nothing in by-laws on the topic.
 - iii. Discussion: perhaps a general community reminder would help.
- i. Jeanette asked on status of owner at 96 Hinchman requesting to join club
- i. General discussion was that HoA disinclined toward that.
10. Forward meeting discussions
- a. June 12 meeting. Confirmed to be held
 - b. July meeting. TBD.
 - c. August meeting. TBD
11. Motion to Adjourn. Approved.