

CENTENNIAL PINES CLUB MEETING MINUTES

October 18, 2022

Via Zoom

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

Also in attendance: Dawn Fisher, Jon Fisher, Rich Krasner

The meeting began at 7:30 pm. Elaine Monticollo was unable to attend, so notes for the minutes were taken by Jerry Morgan, who gladly welcomes Elaine back next month.

The September 2022 meeting minutes were approved, with the corrections made that Jim Zambon did not actually give the treasurer's report because he was unable to attend the meeting. He emailed the report in advance along with invoices to be authorized for payment. Another correction that needs to be made is that Dawn Fisher attended the September meeting.

Jim Zambon reviewed treasurer's report, Jim discussed the 10 homeowners who still have not paid 2022 HOA dues, and the one homeowner at 179 W Centennial who also has not paid 2021 dues. He suggested we place a lien on the property at 179 West, it is up for sale, and vacant. The placing of that lien was approved by the board. He also asked to pay legal bills to Jay Greenblatt, which was approved by the board. A suggestion was made that we invite Jay Greenblatt to the meeting to give an update on the dam litigation, and where it might be headed.

Committee Reports were as follows:

Social Committee – Social Committee mentioned the Octoberfest slated for 10/22 would be cancelled due to minimal attendance. The upcoming Christmas party, on December 2nd, will again be held at Little Mill Country Club, and evites will go out this week. As usual we expect good attendance at this local event.

Beach/Lake – Clark gave the beach committee report. Sandy noted that the swimming buoys will need to be pulled in for the season.

Rules and Property – Rich Krasner gave the Rules and Property Committee report. The letter written pertaining to the RV parked in the front yard at 6 False Heather, was approved. Neighbors from Centennial and Braddock's Mill have expressed their concern for this violation, Clark agreed to send out the letter certified to the homeowner by Wednesday 10/19.

Landscaping – Sandy Dalton gave the Landscaping committee report. The board discussed the proposed Teaberry entrance makeover. We have received 2 bids from local landscapers.

Following much discussion, it was agreed to delay this makeover until next year. Team will focus on sprucing up the entrance and signage at the “Triangle,” off West Centennial. Sandy called for a community volunteer project here, Jerry and Greg offered to help, she will organize a work team over next couple of weeks.

Old Business – No old business was discussed.

New Business – Jon Fisher presented a plan to repair the historic Centennial Pines Club rules sign at the beginning of West Centennial. The repair will cost approximately \$1,100 to purchase a new sign pole. This expense was approved by the board.

The next meeting was confirmed for November 15 in person at Cedar Run.

A motion was made to adjourn which was approved.

The meeting was adjourned at 8:12 pm.