

CENTENNIAL PINES CLUB MEETING MINUTES

ANNUAL MEETING - CRANBERRY PINES SCHOOL

JANUARY 17, 2023

Board Members in Attendance: Sandy Dalton, Greg DeWitt, Dawn Fisher, Rich Krasner, Jerry Morgan, Richard Weldon, and Ryan Zambon.

President in Attendance: Clark Perks

Vice-President in Attendance: Ryan Zambon

Secretary in Attendance: Dawn Fisher

Treasurer in Attendance: Jim Zambon

Committee Chairs in Attendance: Sandy Dalton, Rich Krasner, Shawn Omans.

Homeowners in Attendance: There were 22 homeowners present per attendance log.

Clark Perks opened the Annual Meeting at 7:11pm

Clark Perks, President of the Club, welcomed everyone and thanked them for coming out. Clark then asked each board member present to introduce themselves. Clark also thanked Elaine Monticollo for her 15yrs of service to the Centennial Pines Club as Secretary.

There are three members running for election to the Board. They are Dawn Fisher, Richard Krasner, and Clark Perks. Many thanks to Sarah Domis who once again did a fantastic job of setting up the election electronically. All homeowners in good standing were encouraged to vote. The Club's monthly meetings are open to all homeowners in good standing and all are encouraged to attend.

Shawn Omans described his role with respect to maintenance of the Beach / Lake. Shawn continues to oversee the lake water analysis. The addition of three new picnic tables for the beach are budgeted for this year also.

Sandy Dalton outlined her role with the landscaping committee and the coordination of annual clean-ups and maintaining of the common areas within the community.

Richard Krasner gave a brief overview of the Rules and Property Committee.

Clark Perks and Pam Boyd recapped the Social Committee and their plans for a Cinco de Mayo, ice cream social, Food Truck social, and possible Oktoberfest. It was explained that the 2022 Oktoberfest had several purchases that needed to be made in advance and that community attendance did not justify the cost. The annual holiday party at Little Mill Country Club was a successful event. Many thanks to Sharon McKenney for her work in coordinating this event. Friday December 1st, 2023 will be the date for this years Holiday Party.

Jim Zambon provided a printed copy of the Club's accounting. Details of the CPC budget will be included in the dues mailing which is slated to go out within the next few weeks.

Clark Perks gave an update on the Lake, Dam and ongoing litigation with Stephen Samost. The possibility of a need for future assessments to cover increased construction costs was discussed.

General questions were taken from the homeowners.

The Annual Meeting was adjourned by Clark Perks at 7:40pm

The Organization Meeting was opened by Clark Perks at 7:50pm

The following slate of officers were elected by the Board for 2023, unanimously, upon a motion initiated by Jerry Morgan and seconded by Greg Dewitt.

President: Clark Perks
Vice-President: Ryan Zambon
Secretary: Dawn Fisher
Treasurer: Jim Zambon

Nominations for CPC Board were elected by the membership as follows, with terms ending in 2025.

Dawn Fisher
Rich Krasner
Clark Perks

The Organization Meeting was adjourned by Clark Perks at 8:05pm

Next monthly meeting will be held at Cedar Run, starting at 7:00p.