

CENTENNIAL PINES CLUB MEETING MINUTES

February 21, 2023

Board Members in Attendance: Sandy Dalton, Dawn Fisher, Rich Krasner, Sharon McKenny, Jerry Morgan, Clark Perks, Richard Weldon, 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, Sharon McKenny

Homeowners in Attendance: Jon Fisher

Clark Perks opened the Meeting at 7:00pm

The December and January minutes were reviewed and approved.

The Secretary reported that a total of 58 residents voted for the 2023 Board of Directors.

The 2023 budget was adopted by a vote from the board of 6 -1.

Jim Zambon gave the treasurers report. Bills for 2023 dues were mailed out to residents 2/6. Back dues for 179 West have been received. Jim asked for approval on payment of two legal bills from Jay Greenblatt, they were approved. Jim reported that Liability Insurance for 2023 was captured at a more competitive rate.

Sharon McKenny expressed her need for additional help with the Ice Cream Social, date to be determined. Any residents able to assist please reach out to Sharon.

Rich Krasner gave an update for the Rules & Property committee. Due to ongoing violations within the community, a motion was made and seconded to retain Attorney Eric Mann in assisting the committee. The board voted and approved.

The sober living house was discussed and Clark will attempt to research if a class F license has been obtained for the homes operation.

Clark Perks reported that the Dam litigation continues to move forward and that he remains in contact with attorney, Jay Greenblatt, for continued updates.

Ryan Zambon reported that he has updated our web access.

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

Next meeting is scheduled for 3/21 at Cedar Run