

CENTENNIAL PINES CLUB MEETING MINUTES

April 18, 2023

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

President in Attendance: Clark Perks

Secretary in Attendance: Dawn Fisher

Treasurer in Attendance: Jim Zambon

Committee Chairs in Attendance: Sandy Dalton, Greg DeWitt, Sharon McKenny, Shawn Omans

Homeowners in Attendance: 14 Homeowners in attendance

Clark Perks opened the Meeting at 7:02pm

March minutes were approved.

Finance- Jim Zambon reported that he had filed taxes for 2022. Jim requested that the board approve payment of the most recent invoice to attorney Jay Greenblatt, which was approved.

Social- Sharon McKenny advised the board that the Ice Cream truck scheduled for June 7th was now requiring a \$350. minimum and questioned if the cost increase would be possible given the current budget for social. Cinco De Mayo is on the schedule for May 5th at the beach and May 6th is our annual Beach Clean Up Day. We hope to see many of our residents at the Beach Clean Up.

Lake- Weed treatment of the Lake will be completed in the near future and testing of the Lake water is scheduled for after Memorial Day.

Beach- Greg DeWitt and Clark performed an inventory of boats at the beach. We currently have approximately 10 boats which appear to be abandoned and 17 that were not locked and now have CPC locks on them. Please be advised that All boats, kayaks, canoes, etc need to be registered with CPC, bear a registration sticker, and be locked. To obtain a registration sticker please see the Centennial Pines Club website and download an application for registration.

Landscaping- Sandy Dalton reported that spring clean-ups have been completed. Any resident who has raked leaves curbside is asked to remove them as the township pickup is not scheduled to begin until October. Brush pickup for the Centennial area is scheduled to begin the week of June 5th.

Neighborhood Watch- Nadeem Ahsan reported that he has been in touch and met with a company regarding the possible installation of security type cameras in the vicinity of Golden Club & West Centennial. Nadeem expects to have a quote within the next few days.

Clark gave an update on 5 Waterlily and the fact that the garage / shed type structure had been removed. The club gives a Big Thank You to Richard Weldon for his coordination of the

removal. The Shed now has a new home with the VFW. Thank You again, Richard! Clark gave an update on the status of the Sober Living residence. The state has officially ordered the residence to close and has imposed a fine related to operating without licensure. Due to the closure Medford Twp. has no further zoning issue with the owner of the property. Clark drafted and mailed letters to both the State and Medford Twp. Manager requesting notifications, should the owner of 150 W. Centennial apply for permits and/or licensing in an attempt to resume operations of a CSLR in the community. Additionally, counsel is preparing a letter to the owner of 150 W. Centennial regarding our covenants & restrictions regarding operation of a commercial business within the community. Clark discussed the need for an amendment to our bylaws regarding penalties for non-compliance with CPC deed restrictions. Counsel will draft an amendment with further discussion to resume at the May CPC meeting.

Significant dialogue transpired on ways to promote greater community involvement. Sarah Domis has offered to continue to send monthly reminders ,via email, of the CPC meetings. Anyone not wishing to receive these reminders is asked to contact a board member. Natalia Krause has offered to video tape the monthly meetings and post them for those residents who are unable to attend.

The Meeting was adjourned by Clark Perks at 8:29pm

Next Meeting Date - May 16, 2023