

CENTENNIAL PINES CLUB MEETING MINUTES

May 16, 2023

Board Members in Attendance: Sandy Dalton, Greg DeWitt, Dawn Fisher, Sharon McKenny, Jerry Morgan, Clark Perks

President in Attendance: Clark Perks

Secretary in Attendance: Dawn Fisher

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

Due to illness several board members and committee chair were unable to attend tonight's meeting.

Homeowners in Attendance: 12 Homeowners in attendance

Tonight's meeting was taped by Natalia Krause who has offered to video tape the monthly meetings and post them for those residents who are unable to attend.

Clark Perks opened the Meeting at 7:01pm

March minutes were approved and printed suggestions by homeowner John Ellor will be added to the posting of the April minutes.

Finance- Clark Perks reviewed two bills from attorneys, Jay Greenblatt and Eric Mann. Both bills were approved for payment.

Social- Sharon McKenny reported that a calendar of upcoming social events went out to all members. Ice cream truck is scheduled for June 6th @7pm, at the beach. The possibility of a community yard sale was discussed and those in attendance were receptive. No formal date has yet to be determined.

Lake- Shawn Omans discussed the application process for the fall lake lowering, tentatively scheduled from October 16th thru November 13th. These dates are NOT firm until the application has been reviewed and accepted by the State. Homeowners will be advised when the dates are final, as to allow shoreline maintenance scheduling.

Beach- Greg DeWitt stated that the canoe inventory process is still underway. Please be advised that **all** Boats, Kayaks, Canoes, etc., need to be registered with the CPC. Vessels need a registration sticker, and must be locked. To obtain a registration sticker please see the Centennial Pines Club website and download an application for registration.

Landscaping- Sandy Dalton verified the county did spray common areas for mosquitoes. Homeowners were reminded to place leaves and sticks in front of their properties, and to do so during the designated times of year required by the township for pickup. Leaves and sticks will not be picked up if placed in the common area of a Cul-de-sac. Brush pickup for the Centennial area is scheduled to begin June 5th.

Neighborhood Watch- Reported that a quote of \$7,000 was obtained from one company for 5 surveillance cameras. This entailed 1 camera at the Golden Club / W. Centennial intersection and 4 cameras at the beach. Discussion ensued regarding the number of cameras proposed for the beach and/or the need for cameras to be placed at the beach at all. Clark asked for a breakdown on the proposed cost. With current technology, question was raised by members present as to the need for such an expensive approach. The Watch committee will continue to pursue this avenue.

Clark gave an update associated with CPC counsel sending a letter to the owner of 150 W. Centennial Drive regarding our Covenants & Restrictions and the operation of a commercial business within the community. A proposed draft amendment to our bylaws for non-compliance of CPC deed restrictions, was also reviewed. The proposed amendment was met with some resistance by those in attendance. Many voiced concerns of being fined themselves, rather than recognizing this amendment primarily targets rare and extreme cases, of which are more anomalous in nature. Further discussion will resume at the June CPC meeting. Angela Zografos, member and attorney, advised careful consideration with amendment verbiage as to prevent unintended and unexpected consequences.

The Meeting was adjourned by Clark Perks at 8:19pm

Next Meeting Date - June 20, 2023