Publication copy

Association Exhibits K (NJDEP correspondence) and L (June 16, 2026 meeting minutes)

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Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

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EXHIBIT K

NJDEP Correspondence Documenting Spillway Monitoring and Maintenance Efforts

Lake Centerton Park Homeowners Association, Inc
23 Lake Centerton Drive
Pittsgrove, NJ 08318

February 1, 2020

State of New Jersey - Department of Environmental Protection
Engineering & Construction
Division of Dam Safety & Flood Engineering
Attention: Richard Tamagno
Mail Code 501-01A
P.O. Box 420
Trenton, NJ 08625-0420

Re: Centerton Lake Dam, NJ Dam File No. 35-3

Dear Mr. Tamagno:

I am writing to inform you that we got the letter from the New Jersey DEP indicating that we are overdue for submission of a dam safety visual inspection report for the Centerton Lake dam.

As per our conversation on January 30, 2020 we no longer have a dam or lake. I have discussed the letter with other homeowners of our Homeowners Association and can confirm that we have no intentions to repair the dam nor can we financially afford it.

As the lake no longer exists, we no longer can be responsib[Redacted: plaintiff's personal financial information] dam or land. Out of the 10 homeowners, most are retired. [redacted] As a result, it has become quite difficult for the remaining members to maintain the upkeep of the land or spend any additional money on the dam.

Please feel free to contact me or Michael Rossi (VP Homeowners Association @[redacted] if you have questions.

Sincerely,

Clifford C. Wheaton
Secretary/Treasurer

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
CLIMATE AND FLOOD RESILIENCE
DIVISION OF DAM SAFETY & FLOOD ENGINEERING
44 S. Clinton Avenue, 3rd Fl.
P.O. Box 420, Mail Code 44-03
Trenton, New Jersey 08625-0420
Tel. [redacted] • Fax [redacted]
http://www.nj.gov/dep/damsafety

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

SHAWN M. LATOURETTE
Acting [redacted]

May 24, 2021

Lake Centerton Park Homeowners Assoc., Inc.
23 Lake Centerdon Drive
Pittsgrove, NJ 08318

Re: Centerton Lake Dam, NJ Dam File No. 35-3
Pittsgrove Township, Salem County

Dear Owner/Operator(s):

This letter is in reference to a February 2, 2020 letter submitted on behalf of the Lake Centerton Park Homeowners Assoc., Inc. by Clifford C. Wheaton regarding the overdue dam safety visual inspection report for the Centerton Lake Dam (the Dam), which is required by the Dam Safety Standards, N.J.A.C. 7:20-1.11.

A site inspection of the Dam was made by the Division of Dam Safety and Flood Engineering (Division) on October 28, 2020 in order to verify the lake level and the condition of the structure. Upon inspection it was determined that, while the impoundment remains in a lowered condition, several of the spillway gate channels were clogged with debris which was limiting flow through those areas. The remaining portions of the dam embankment and spillway structure were found to be in a severe state of disrepair.

Please note that even though the Dam has been drained of its normal impoundment for several years, it remains a regulated structure under the Safe Dam Act (N.J.S.A. 58:4-1 et seq.). As such, the dam must be either repaired and brought into compliance with the Dam Safety Standards (N.J.A.C. 7:20), or officially [redacted] in accordance with the provisions of N.J.A.C. 7:20 1.7 (h). Since the above-referenced letter indicates that the Association does not intend to repair the dam, the owners of the dam are hereby directed to provide a schedule for [redacted] the Dam by **July 31, 2021**. As part of the [redacted] the entire wooden spillway, gate channels, bulkheads, and other appurtenant will likely need to be removed in order to provide for a stable breach opening as required.

Please note that any prior directives issued by the Division regarding the need to submit a regular inspection report will be waived, provided a timely schedule is submitted to [redacted] the dam as indicated above. Failure to submit the schedule by the stated deadline will result in the issuance of a Notice of Violation and Offer of Settlement (NVOS) with corresponding monetary penalties. In addition to the imposition of monetary penalties, further enforcement measures may be taken as necessary.

Please note that an application must be filed with this office and a permit issued before any work beyond general maintenance is undertaken. Should you have any questions regarding this matter, please do not hesitate to contact Richard G. Tamagno of this office at [redacted] or by e-mail at Richard.Tamagno@dep.nj.gov.

Sincerely,

John H. Moyle

John H. Moyle, P.E., Director
Division of Dam Safety & Flood Engineering

C: Pittsgrove Township Engineer & Clerk
Salem County Engineer

35003rgt21a

Lake Centerton Park Homeowners Association, Inc
23 Lake Centerton Drive
Pittsgrove, NJ 08318

July 30, 2021

State of New Jersey - Department of Environmental Protection
Climate and Flood Resilience
Division of Dam Safety & Flood Engineering
Attention: John H. Moyle
P.O. Box 420, Mail Code 44-03
Trenton, NJ 08625-0420

Re: Centerton Lake Dam, NJ Dam File No. 35-3

Dear Mr. Moyle:

I am writing to inform you that we got the May 24, 2021 letter from the New Jersey DEP indicating that we need to provide a schedule for [redacted] the Centerton Lake Dam.

As an update, we are working with Citizens United which is a nonprofit organization that will oversee the [redacted] of the dam. They specialize in environmental projects and have agreed to help guide us through this process.

In addition, we are working with [redacted] Samanns who is a grant writer and also specializes in these type of projects. He is applying for grants with various state and federal agencies to supply us with the funds to do the [redacted] One of the agencies is the US Fish and Wildlife's Partnership Program and the resources they have available to us. In addition, we have contacted the Township of Pittsgrove for their input and help with the project.

At this point, we can't provide a definitive time line for all that needs to take place however we feel confident that we should get the grant funding by the end of this year 2021 and will start working with Citizens United to [redacted] the dam as soon as the funding is available.

In the meantime, we will do our best to make sure the spillway gate channels remain free of any debris that could limit the flow through those areas.

Please feel free to contact me or Michael Rossi (VP Homeowners Association @[redacted] if you have questions.

Sincerely,

Clifford C. Wheaton
Secretary/Treasurer
[redacted]
mobile: [redacted]

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
CLIMATE AND FLOOD RESILIENCE
DIVISION OF DAM SAFETY & FLOOD ENGINEERING
44 S. Clinton Avenue, 3rd Fl.
P.O. Box 420, Mail Code 44-03
Trenton, New Jersey 08625-0420
Tel [redacted] • Fax [redacted]
http://www.nj.gov/dep/damsafety

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

SHAWN M. LATOURETTE
[redacted]

August 11, 2021

Lake Centerton Park Homeowners Assoc., Inc.
23 Lake Centerdon Drive
Pittsgrove, NJ 08318

Re: Centerton Lake Dam, NJ Dam File No. 35-3
Pittsgrove Township, Salem County

Dear Owner/Operator(s):

This letter is in reference to a July 30, 2021 letter submitted on behalf of the Lake Centerton Park Homeowners Assoc., Inc. by Clifford C. Wheaton regarding ongoing efforts to obtain assistance and funding for [redacted] of the Centerton Lake Dam (the Dam).

The Division of Dam Safety and Flood Engineering (Division) is supportive of the efforts noted above and understands that there may be associated delays related to the [redacted] work. However, since the Dam is still currently registered as a Class II (Significant Hazard) structure, an open-ended compliance schedule cannot be allowed unless periodic updates are provided showing that progress is being made towards [redacted]

In view of the above, an extension to submit a compliance schedule is hereby granted until **December 31, 2021**, provided that a detailed project status update is submitted to the Division by **October 31, 2021**. This extension will also include a waiver of the required regular inspection report for the Dam until the end of 2021. Failure to submit a compliance schedule by the stated deadline may result in the issuance of a Notice of Violation and Offer of Settlement (NVOS) with corresponding monetary penalties. In addition to the imposition of monetary penalties, further enforcement measures may be taken as necessary and additional waivers of the required inspection reports will not be allowed.

Please be reminded that the lake must remain lowered, and the spillway gate channels must be maintained clear of debris until such time that the dam is [redacted] or rehabilitated.

Please also note that an application must be filed with this office and a permit issued before any work beyond general maintenance is undertaken. Should you have any questions regarding this matter, please do not hesitate to contact Richard G. Tamagno of this office at [redacted] or by e-mail at Richard.Tamagno@dep.nj.gov.

Sincerely,

John H. Moyle, P.E., Director
Division of Dam Safety & Flood Engineering

C: Pittsgrove Township Engineer & Clerk
Salem County Engineer

35003rgt21b

Lake Centerton Park Homeowners Association, Inc
23 Lake Centerton Drive
Pittsgrove, NJ 08318

October 3, 2021

State of New Jersey - Department of Environmental Protection
Climate and Flood Resilience
Division of Dam Safety & Flood Engineering
Attention: John H. Moyle
44 S. Clinton Avenue, 3rd Fl.
P.O. Box 420, Mail Code 44-03
Trenton, NJ 08625-0420

Re: Centerton Lake Dam, NJ Dam File No. 35-3

Dear Mr. Moyle:

I am writing to inform you that we are continuing with our efforts to officially [redacted] the Centerton Lake Dam in accordance with the proper provision of the Safe Dam Act.

As indicated in my July 30, 2021 letter, we are working with Citizens United (CU) which is a nonprofit organization that will oversee the [redacted] of the dam. They specialize in environmental projects and have agreed to help guide us through this process.

As requested in your August 11, 2021 letter, below is a project status update.

1. We met with Beth Freiday, US Fish and Wildlife Service (USFWS), and Karla Rossini (CU) on 9/29/2021 to review next steps for getting the grants needed for the [redacted] project.

2. We are in the process of completing the Environmental Quality Incentive Program (EQIP) application and will submit it to our Natural Recourses Conservation Service (NRCS) District Conservationist before the deadline of 10/22/2021.

3. We should know by the end of this year (or before) if this project ranks high enough for funding.

4. Beth Freiday is currently working with us via the USFWS Partnership Program. They are planning to contribute funds to the feasibility/concept planning process that's needed. They have to wait for the FY22 federal budget to be passed by congress and distributed to regions before money can be [redacted] to the project.

5. Once approved, the USFWS will contribute funds to the project via a Cooperative Agreement with CU, since CU already has a DUNS number, are ASAP enrolled, and registered in Grant Solutions.

6. The USFWS and NRCS will then work with the NJDEP to get the necessary permits to move forward with the project. The Lake Centerton Park HOA would be the permit holder, however the USFWS and NRCS will put the packages together with the engineering consulting company that CU will select.

At this point, we feel confident that we will get the needed grant funding by the end of this year 2021 and will start working with the various organizations noted to [redacted] the dam as soon as the funding is available.

In the meantime, we will do our best to make sure the spillway gate channels remain free of any debris that could limit the flow through those areas. If you view the gate channels now, your will note that we have been successful in keeping the channels clear.

Please feel free to contact me or Michael Rossi (VP Homeowners Association @[redacted] if you have questions.

Sincerely,

Clifford C. Wheaton
Secretary/Treasurer
[redacted]
mobile: [redacted]

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED AND LAND MANAGEMENT
DIVISION OF RESILIENCE ENGINEERING AND CONSTRUCTION
OFFICE OF DAM SAFETY & FLOOD ENGINEERING
501 East State Street, 1st Fl.
P.O. Box 420, Mail Code 501-01A
Trenton, New Jersey 08625-0420
Tel. [redacted] • Fax [redacted]
ht[redacted]dm/d[redacted]

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

SHAWN M. LATOURETTE
[redacted]

January 16, 2024

Lake Centerton Park Homeowners Assoc., Inc.
23 Lake Centerdon Drive
Pittsgrove, NJ 08318

Re: Centerton Lake Dam, NJ Dam File No. 35-3
Pittsgrove Township, Salem County

Dear Owner/Operator(s):

A review of the Department of Environmental Protection's (Department) files indicates you are now overdue for submission of a dam safety visual inspection report to the Department as required by the Dam Safety Standards, N.J.A.C. 7:20-1.11.

In view of the above, under provisions of the Safe Dam Act (N.J.S.A. 58:4-1 et seq.), you, as owner/operator of this dam, are hereby ordered to submit the required dam safety inspection report for this dam, completed by a New Jersey-licensed professional engineer experienced in the design and construction of dams by **April 15, 2024.** Please note this order does not relieve you of any other order or request for information which may be due to this office in connection with the safety/rehabilitation of this structure. A copy of the Department's Guidelines for the Inspection of Existing Dams is available from the Department's web site at www.nj.gov/dep/damsafety. In addition to submitting an original signed and sealed report, please submit an electronic copy of the report to Damsafety@dep.nj.gov.

Failure to **submit** this report to our office by the stated deadline will result in the issuance of a Notice of Violation and Offer of Settlement (NVOS) with corresponding monetary penalties. No further extensions will be considered. In addition to the imposition of monetary penalties, an Order to drain the impoundment and remove the dam may also be issued.

Should you have any questions regarding this matter, please contact this office at [redacted] or Damsafety@dep.nj.gov.

Sincerely,

Clint J. Oman, P.E., Manager
Bureau of Dam Safety

Gmail Clifford Wheaton [redacted]

Re: [EXTERNAL] Re: FW: NFPP BIL FY24 NOFO

1 message

Clifford Wheaton [redacted] Tue, Aug 4, 2026 at 12:01 PM
To: "Tamagno, Richard [DEP]" <Richard.Tamagno@dep.nj.gov>
Cc: Michael Rossi [redacted] "Oman, Clint [DEP]" <Clint.Oman@dep.nj.gov>

Hello Rick,

Regarding our efforts to [redacted] / remove the dam, we are currently in the process of working with Green Acres to acquire the lake property. The steps are listed below.

1. Two land appraisals have been completed and are currently being reviewed by Green Acres.
2. With the appraisals, Green Acres will determine the Certified Market Value and an offer for the land will be presented to our HOA.
3. If the HOA decides to accept the offer, Green Acres will order the survey and prepare the contract for review and signature by the HOA.
4. The dam will need to be removed prior to Green Acres closing on the land.
6. US Fish & Wildlife has determined that this removal project can be completed by their Maintenance Action Team at minimal charge to the HOA however there will be some design and permitting cost associated with the dam removal.
7. We are hoping that the Green Acres offer for the lake property will likely be sufficient to cover the expense associated with finalizing the design and permitting to remove the dam.
8. When the dam has been removed, Green Acres will be ready to close on the property.

We are hoping to get the offer from Green Acres by the end of this summer or sooner.

Best regards,
Cliff

On Tue, Aug 4, 2026 at 10:45 AM Tamagno, Richard [DEP] <Richard.Tamagno@dep.nj.gov> wrote:

> Cliff,
>
> Thanks for the update, we will add this to our file for Centerton Lake Dam. Please also provide us with any updates regarding bringing the dam into compliance by either repair or [redacted]
>
> Have a good day,
>
> Rick

From: Clifford Wheaton [redacted]
Sent: Saturday, August 1, 2026 12:00 PM
To: Tamagno, Richard [DEP] <Richard.Tamagno@dep.nj.gov>
Cc: Michael Rossi [redacted]
Subject: Re: [EXTERNAL] Re: FW: NFPP BIL FY24 NOFO

Hello Rick,

I hope all is well with you.

Attached are a couple of updated pictures of the Lake Centerton Spillway that I took this morning.

We continue to keep the spillway channels and the weed vegetation clear.

On May 20, 2026 we contracted with a tree removal service company to also clear the beaver dam upstream from the spillway. This was successful with our continued efforts to keep the water level of the stream at its natural state and normal flow.

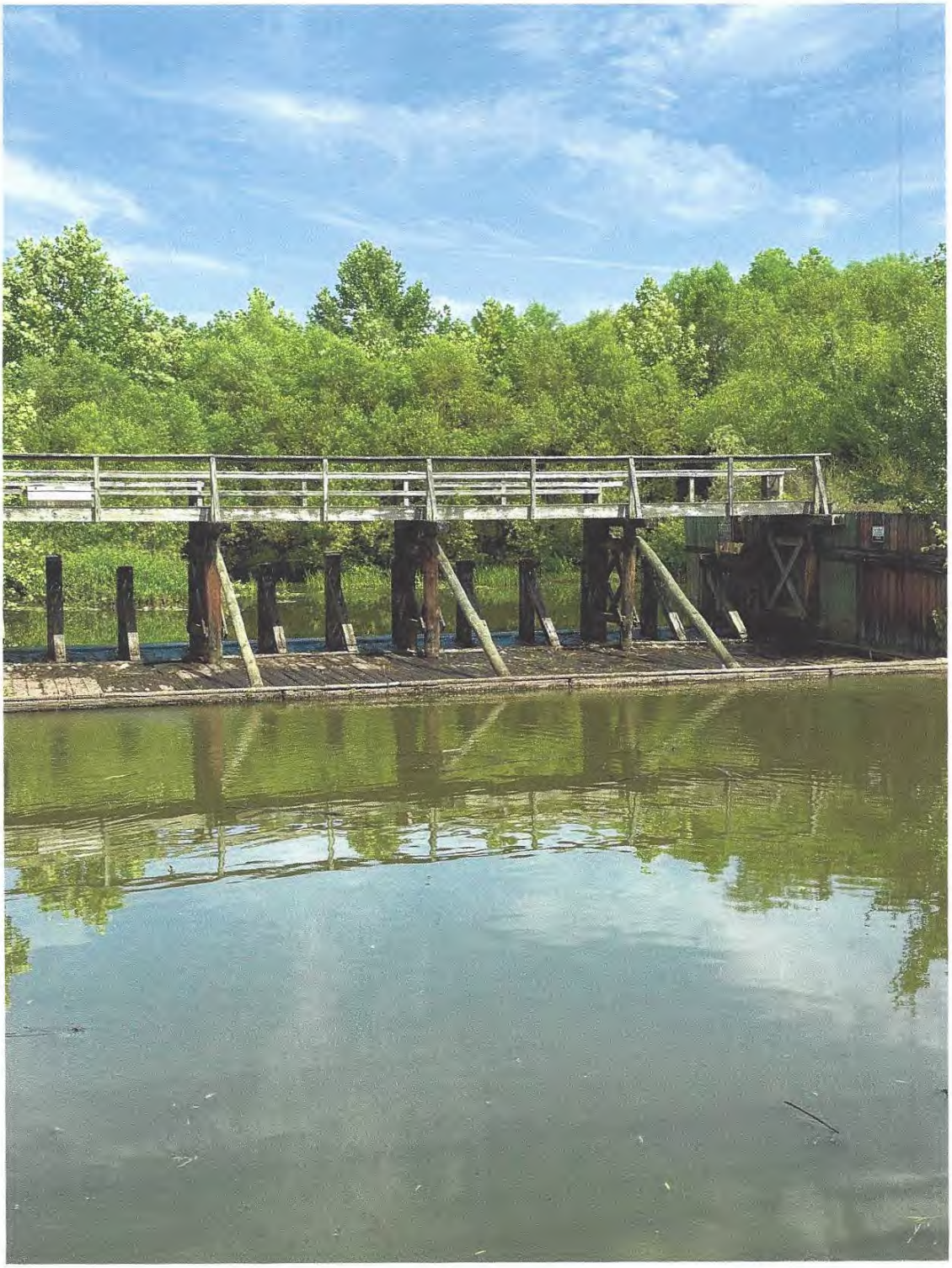
Best regards,

Cliff

On Tue, Jul 8, 2025 at 1:56 PM Tamagno, Richard [DEP] <Richard.Tamagno@dep.nj.gov> wrote:

> Cliff,
>
> Thanks for the update and I hope all is well.
>
> Rick

Richard G. Tamagno, P.E.
Principal Civil Engineer
NJ Department of Environmental Protection



Division of Dam Safety & Flood Engineering

501 East State Street, 1st Fl.

PO Box 420, Mail Code 501-01A

Trenton, NJ 08625-0420

richard.tamagno@dep.nj.gov

T [redacted] F [redacted]

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From: Clifford Wheaton [redacted]
Sent: Tuesday, July 8, 2025 10:03 AM
To: Tamagno, Richard [DEP] <Richard.Tamagno@dep.nj.gov>
Cc: Michael Rossi [redacted]
Subject: Re: [EXTERNAL] Re: FW: NFPP BIL FY24 NOFO

Hello Rick,

Attached is an updated picture of the Lake Centerton Spillway that I took last week.

We continue to keep the channels and the weed vegetation clear.

We are still also doing our best to keep the water flowing through the beaver dam that is just upstream of the Spillway.

Earlier in the year we had a trapper (who had the proper permits from NJ Fish and Wildlife) try to trap the beavers with no success.

The beaver dam is impounding some water however it does not seem to be a significant issue at this time.

Best regards,

Cliff

On Sat, Nov 2, 2024 at 7:15AM Clifford Wheaton [redacted] wrote:

> Hello Rick,

It's been a while since I provided you with updated pictures of the Lake Centerton Spillway.

Attached is a picture I took this week. We continue to keep the channels and the weed vegetation clear.

I also attached a picture of the beaver dam and beaver den just upstream from the spillway.

The beaver dam is impounding some water however it does not seem to be a significant issue at this time.

Best regards,

Cliff

On Thu, Jun 13, 2024 at 7:00 AM Clifford Wheaton [redacted]

> Hello Rick,
>
> We are still researching options to best remove the timbers. In the meantime, as agreed, we will monitor and keep the spillway clean.
>
> I spent some time at the spillway yesterday to make sure all channels were free and clear of debris. See attached pictures.
>
> Best regards,
>
> Cliff Wheaton

On Mon, May 20, 2024 at 10:39 AM Tamagno, Richard [DEP] <Richard.Tamagno@dep.nj.gov> wrote:

> Cliff,
>
> Thanks for the follow up on this, if the beaver dam becomes significant and starts to impound a significant amount of water we may need to revisit this with Jess. Also, please get back to us as soon as possible regarding the spillway timber removal.
>
> Rick
>
> ---
>
> **From:** Clifford Wheaton [redacted]
> **Sent:** Sunday, May 19, 2024 9:06 AM
> **To:** Tamagno, Richard [DEP] <Richard.Tamagno@dep.nj.gov>
> **Cc:** Michael Ross [redacted]
> **Subject:** Re: [EXTERNAL] Re: FW: NFPP BIL FY24 NOFO

Rick,

Thank you for sending Jess Hinton's information. I contacted her and she advised that the Beaver's cannot be trapped and relocated until December 26th and then ending first weekend of February.

She also confirmed that we cannot disturb the Beaver's or their den since they are a protected species.

So I guess we'll just let the Beavers do their thing in the stream and the upside is that this should actually help keep the spillway cleaner from debris.

Cliff

On Fri, May 17, 2024 at 2:04 PM Tamagno, Richard [DEP] <Richard.Tamagno@dep.nj.gov> wrote:

> Cliff/Mike – I rec'd a follow up response from Jess Hinton already and she asked that you contact her at the phone number below to discuss your situation.
>
> Jess Hinton
>
> Biological Science Technician (Wildlife)
>
> USDA Wildlife Services
>
> Atlantic City Airport
>
> Suite 106
>
> Egg Harbor, NJ 08234
>
> Office: [redacted]
>
> Thanks,
>
> Rick
>
> ---
>
> **From:** Tamagno, Richard [DEP]
> **Sent:** Friday, May 17, 2024 11:46 AM
> **To:** Clifford Wheaton [redacted]
> **Cc:** Michael Ross [redacted]
> **Subject:** RE: [EXTERNAL] Re: FW: NFPP BIL FY24 NOFO
>
> Cliff,
>
> Good morning. I just forwarded your photos and contact info to Jessica Hinton of the USDA jessica.s.hinton@usda.gov regarding the need to trap and remove beavers from the former impoundment area. She should be reaching out to you shortly to match you up with a trapper. Feel free to reach out to me if you have any questions or if you don't hear from her over the next few days/weeks.

Thanks a have a nice weekend,

Rick

Richard G. Tamagno, P.E.

Principal Civil Engineer

NJ Department of Environmental Protection

Division of Dam Safety & Flood Engineering

501 East State Street, 1st Fl.

PO Box 420, Mail Code 501-01A

Trenton, NJ 08625-0420

richard.tamagno@dep.nj.gov

T [redacted] | F [redacted]

We've moved!! Please update your records with our new address.

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From: Clifford Wheaton [redacted]
Sent: Thursday, May 16, 2024 3:40 PM
To: Tamagno, Richard [DEP] <Richard.Tamagno@dep.nj.gov>
Cc: Michael Rossi [redacted]
Subject: Re: [EXTERNAL] Re: FW: NFPP BIL FY24 NOFO

Rick,

I got your email and request to remove the freestanding timber portions of the former gate guides.

Mike Rossi has been out of town this week however I will get together with him about how we can remove the timber guides and provide you with an update shortly.

We also have a problem with a beaver dam that is just to the northeast of the spillway. See attached pictures.

Do you know what the DEP's regulation is for beaver dams? Is the HOA responsible for removing the beaver dam or is that something that the NJ Fish and Wildlife can take care of?

Thank you for your continued help and support.

Cliff

On Tue, May 14, 2024 at 3:05 PM Tamagno, Richard [DEP] <Richard.Tamagno@dep.nj.gov> wrote:

Cliff,

Thanks for your email and for providing some current photos of the spillway. I talked with Clint about this (Bureau manager) and we both agree that since there is no set timeframe for when this project might happen, our office we'll need to have some additional assurances that water will not likely be impounding behind the dam. After looking through your photos, we want to know if you have the means to remove the unnecessary/freestanding timber portions of the former gate guides to allow for larger openings between the remaining footbridge supports? I marked up one of your photos (attached) showing which ones these would be (for every bay across the spillway though). These would need to be completely removed and flush cut as low as possible. You would not be required to have a PE oversee this work. Please let us know if you would be able to complete this work, and if so, please respond with either a letter or email detailing what exactly would be removed and how you intend to remove it. Then we'll send out an approval for the work so that there's something official from our office. Please let me know if you have any questions or concerns.

Thanks,

Rick

From: Clifford Wheaton [redacted]
Sent: Sunday, May 12, 2024 8:46 AM
To: Tamagno, Richard [DEP] <Richard.Tamagno@dep.nj.gov>
Cc: Michael Rossi [redacted]
Subject: [EXTERNAL] Re: FW: NFPP BIL FY24 NOFO

Hello Rick,

EXHIBIT L

June 16, 2026 Membership Meeting Minutes

Lake Centerton Park Homeowners Association, Inc
Pittsgrove, NJ 08318

June 16, 2026 Meeting Minutes

A meeting of the membership of the Lake Centerton Park Homeowners Association was held on Tuesday June 16, 2026 7:00 pm at [redacted] & [redacted] house [redacted]

The members in attendance were Mike & [redacted] Rossi, [redacted] Wheaton, [redacted] & [redacted] & [redacted] and [redacted] & [redacted]

[redacted] and [redacted] did not attend.
[redacted] did authorize [redacted] Rossi to act as her proxy and represent her in the meeting, including making decisions and voting on her behalf.

Minutes:

1. The meeting was called to order by Mike Rossi.

2. Cliff provided a review of the finances.
   a. The balance of our account on 6/16/26 was $4,962.61
   b. Year to date 2026 expenses totaled $8,042.41 (Township Taxes, Directors & Officers insurance policy premium and payment to Hingewood Tree Service for the removal of the beaver dam).
   c. Our 2026 liability insurance premium, typically due in the fourth quarter of the year, is estimated at $1,600.
   d. We continue to pay property taxes on Block 1501 Lot 4 and Block 1702 Lot 4 totaling about $365 per year
   e. It was agreed by the homeowners present that the biannual dues will remain at $500 per homeowner.

3. Taxes and Lien on the Lake Property (Block 1503 Lot 73)
   a. TRYSTONE CAPITAL ASSETS, LLC acquired the lien for the lake property during the January 15, 2025 Township tax sale.
      i. TRYSTONE paid the $2,326.60 tax and interest for what we owed for year 2024

   b. Foundation Properties LLC then acquired the lien for the lake property during the January 14, 2026 Township tax sale.
      i. Foundation Properties LLC paid the $5,192.02 tax and interest for what we owed for year 2025.

   c. At this point in time, the 2026 taxes due ($2,306.94) and interest due ($88.82) on the lake property totals $2,395.76.

d. It was agreed by the Homeowners that we will continue to suspend paying taxes on the common lake property.

e. The Homeowners also agreed to continue pursuing the option of selling the two small lots of land that our HOA owns (Block 1501 Lot 4 & 1702 Lot 4) in an effort to eliminate the tax burden associated with holding these two lots.
   i. Cliff will continue try to review this option with the owners of the properties boarding these lots to determine if they have any interest in acquiring the lots.

f. The delinquent dues owed were reviewed.
   i. [redacted] for homeowner biannual dues & dam loan dues
   ii. Redacted: plaintiff's personal financial information
   iii. The Homeowners reviewed the new demands that Ron Yarbrough made in some letters dated 5/20/26 and agreed that no response was warranted since Ron Yarbrough has been delinquent with paying his dues since November 2018.
   iv. A discussion ensured about the liens we currently have on both the [redacted] and Yarbrough properties. It was decided that due to the other more positive efforts we are working on to [redacted] the dam we would not more aggressively pursue foreclosure on the liens at this time.

4. [redacted]

a. As part of the New Jersey Safe Dam Act 58, a homeowners association remains responsible for carrying out needed repairs to or [redacted] a dam (and accordingly, is primarily responsible for the costs if the State performs the remedial work). The NJDEP is permitted by statute to also seek reimbursement from the individual owners of the property represented by the Association

b. [redacted]

c. [redacted]

5. Mike Rossi provided an update on our efforts this past year with the Natural Resources Conservation Service (NRCS), Salem County / NJDOT and Green Acres.
    a. Natural Resources Conservation Service (NRCS)
        i. The October 2024 grant application is still sitting with the NRCS and has been rolled over once again for review later this this year.
        ii. We remain in contact with the NRCS, however our primary contact (Ryan Hicks) informed us that recent budget cuts to the NRCS programs are making it more difficult for them to fund dam removal projects like ours.

    b. Salem County / NJDOT
        i. We were informed on 9/9/25 that the NJDOT had awarded Salem County money to rebuild the Route 553 bridge at the base of our dam.
        ii. This will require and easement on our property to install the bridge and a sidewalk along the north side of 553.
        iii. We have tried to get the removal of our dam included as part of the bridge project however have not been successful up to this point.
        iv. We are not sure when the construction of the new bridge will start but we were informed that once started, the project will take at least one year to complete.

    c. NJDEP / Green Acres
        i. Discussed the Overview letter and handouts from Green Acres for the acquisition of the lake property.
            1. Two required land appraisals have been completed and are currently being reviewed by Green Acres.
            2. With the appraisals, Green Acres will now determine the Certified Market Value and an offer for the land will be presented to our HOA.
            3. If the HOA decides to accept the offer, Green Acres will order the survey and prepare the contract for review and signature by the HOA.
            4. Green Acres has identified some areas of debris and possible encroachments that will need to cleaned up before closing on the property.
            5. The dam will need to be removed prior to closing.
            6. US Fish & Wildlife has determined that this removal project can be completed by their Maintenance Action Team at no charge to the HOA however there will be some

design and permitting cost associated with the dam removal.

7. Green Acres anticipates that their offer for the lake property will likely be sufficient to cover the expense associated with finalizing the design and permitting.
8. When the dam has been removed and environmental concerns resolved Green Acres will be ready to close on the property.

6. Election of Officers
   a. With [redacted] passing the Homeowners voted to have Mike Rossi serve as President
   b. The Homeowners voted to have Cliff Wheaton serve as Vice President / Treasurer
   c. The Homeowners voted to have [redacted] serve as Secretary
   d. [redacted] Curcia and [redacted] will continue as Board Members

7. There was no other business discussed and the meeting was adjourned.

Please feel free to contact me if you have any questions.

Respectfully submitted,

Clifford C. Wheaton
Vice President / Treasurer