Publication copy

Plaintiff's Exhibit F - Board of Directors minutes, November 3, 2003

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This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

EXHIBIT F

2003-11-03 Board Minutes (Rossi residence)

Lake Centerton Park Homeowners Association

Minutes of the Board of Directors Meeting
Held on November 3, 2003

A meeting of the Board of Directors was held on November 3, 2003, at 26 Lake Centerton Drive Pittsgrove, NJ (Mike Rossi's residence). The primary purpose of the meeting was to review what our next step or steps should be regarding the repair of the dam.

The board members in attendance were [redacted] Mike Rossi, and Cliff Wheaton.

Minutes:

We first reviewed the information gathered about organizations that we could donate or possibly sell the lake and dam to. Cliff reviewed his conversation with Janet Eisenhower from the New Jersey Conservation Foundation. Janet doesn't feel we have much of a chance of turning it over to a non-profit group. She felt a non-profit would not be willing or able to take on the liability of the dam. She felt our best option would be to first approach the Township of Pittsgrove and then if the Township was not interested we could approach the State Green Acres group. In both cases the lake would have to be opened up for public use. Janet pointed out that since we are so close to Parvins Park it is less attractive for either the Township or the State to acquire our lake but there still is a chance that they might consider it. We also reviewed the fact that [redacted] contacted Doug Fisher about the possibility of turning the lake over to the Humane Society's Wildlife Land Trust in Washington. Doug Fisher has also contacted the DEP on our behalf and will contact us when he receives their response.

After much discussion, it was decided that we should move forward with the repairs that the homeowners originally agreed to on August 27, 2003. We will continue to pursue our options with various conservation foundations but we need to get the dam repairs done now to be in compliance with the State of New Jersey Dam Safety Standards.

It was agreed that we should also do this in conjunction with our engineer Russ Cipolla. Mike Rossi and Cliff Wheaton will contact the engineer to get a firm quote for helping us complete the Dam Safety Compliance schedule, updating the Operations & Maintenance Manual, updating the Emergency Action Plan, and completing the two permits needed to lower the lake level and repair the dam. We also want to determine if after the planned repairs are completed, Russ can certify that the dam has been repaired in accordance with his recommendations. Once we have the firm quote from Russ Cipolla, Cliff will notify each of the Homeowners with the amount of the assessment that will be required.

We then discussed the concern about if a Homeowner should decide not to pay their assessment for the current dam repairs of any future assessments or dues. Mike Rossi

agreed to draft a letter that will be sent to each Homeowner reminding them what their responsibility for association payments is in order to be a member in good standing.

No further business was discussed and the meeting was closed.

Respectfully submitted,

Clifford C. Wheaton
Secretary/Treasure