Publication copy

Plaintiff's Exhibit G - Annual meeting minutes, March 19, 2005

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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 G

2005-03-19 Annual Meeting Minutes [redacted] residence)

Lake Centerton Park Homeowners Association, Inc.

Minutes of Annual Meeting
Held on March 19, 2005

A meeting of the members was called to order at 3:00 PM on March 19, 2005, at [redacted] and [redacted] residence.

Those members in attendance were [redacted] & [redacted] Michael Rossi, [redacted] & [redacted] & [redacted] & [redacted] and Cliff & [redacted] Wheaton.

Members absent were [redacted] & [redacted] & [redacted] Ron Yarbrough.

Minutes:
The meeting was called to order by [redacted]

- Cliff updated the members relative to the current financial condition of our association. The balance in our account as of 3/19/05 is $4,028.24. Expenses for 2004 totaled $11,515.57. Expenses for 2005 are projected to be approximately $7,000. A motion was made to keep the biannual dues set at $500 every 6 months. Those members in attendance voted and all agreed that the biannual dues should remain at $500 per homeowner.

- Redacted: plaintiff's personal financial information

- The members present then reelected the following officers.

1.	President	[redacted]
2.	Vice President	Mike Rossi
3.	Secretary/Treasurer	Cliff Wheaton

All in attendance voted for officers elected above.

- A vote was then held to elect the Board of Directors. The following members were elected to serve as the Board members for the number of years specified.

1.	[redacted]	4 years
2.	[redacted]	4 years
3.	[redacted]	4 years

- The following Board Member will remain as Board Members for the number of years specified.

4.	[redacted]	2 years
5.	[redacted]	2 years
6.	[redacted] Wheaton	2 years

All in attendance voted for Board Members elected above.

- We then reviewed the fact that we were approved for the 2% dam restoration loan in the amount of $1,081,000. The funding for the loan is contingent upon legislative appropriation by the State but the State indicated that we should proceed expeditiously to complete the design documents needed for the dam replacement. It was decided that we should not proceed with the 2% loan alternative until we have something more firm from Green Acres relative to how and when they will be getting involved with our lake.

- [redacted] then updated the Homeowners regarding his conversations with Green Acres' Kurt Gellerman. Kurt indicated that Green Acres is still very interested in acquiring our lake but their appraiser only valued our lake and property at approximately $500,000. Since the estimate to replace the dam is approximately $1,000,000 this could be a sticking point for Green Acres doing anything with our Homeowners association. In and effort to speed up the process of determining whether or not Green Acres will work with us, [redacted] has agreed to send a letter to Senator [redacted] Sweeney to ask for his intervention and help. [redacted] also agreed to approach our Township to determine if they would be interested in getting involved and possibly taking over the liability of the lake.

- We then talked about the current level of the lake. It was agree that all but the six-inch boards should be set in place in the dam. [redacted] and Cliff Wheaton will make sure all the gates are properly closed. The six-inch boards will then be set in place once the rainy season of spring is over.

No further business was discussed and the meeting was closed.

The next Annual Homeowners Association meeting is scheduled for March 18, 2006 (the third Saturday of March 2006).

Other business not discussed during the meeting:

The Registered Agent and office location of the Homeowners Association will continue to be:
Cliff Wheaton
23 Lake Centerton Drive
Pittsgrove, NJ 08318

The First National Bank of Elmer will continue to be used as the bank for the Homeowners Association. All checks and withdrawals are to be signed by the Secretary/Treasurer (Cliff Wheaton) or [redacted]

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

Respectfully submitted,

Clifford C. Wheaton
Secretary/Treasurer