Publication copy

Plaintiff's Exhibit GG-1 - Board - Insurance Tender Demand

Source: Superior Court of New Jersey, eCourts, SLM-C-000017-26, Trans ID CHC2026285925; filed by Plaintiff (filed 8/28/2026, eCourts CHC2026285925, Volume 7)

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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 GG-1

2026-08-18 Board - Insurance Tender Demand

Ronald W. Yarbrough
11 Lake Centerton Drive
Pittsgrove, NJ 08318
[redacted]

August 18, 2026

VIA ELECTRONIC MAIL [redacted]

Board of Directors
Lake Centerton Park Homeowners Association, Inc.
c/o Clifford Wheaton, Secretary/Treasurer
23 Lake Centerton Drive
Pittsgrove, NJ 08318

Re: Notice of Claims - Demand for Immediate Tender to the Association's Insurers

Dear Members of the Board:

I am a member of the Association and the record owner of 11 Lake Centerton Drive. This letter is formal notice that I hold claims against the Association and against individual directors arising from: the conduct of Association meetings and votes in violation of N.J.S.A. 45:22A-46(a) and N.J.A.C. 5:26-8.12; the proposed conveyance of the Association's lake property to the State of New Jersey without notice to or authorization by the membership; the failure to maintain Centerton Lake and its dam as required by the Covenants and Restrictions dated August 31, 1987 and recorded in Salem County Deed Book 703, Page 1; and the failure to respond to my written demands, including my May 20, 2026 Notice, ADR Demand, and Documents Request. Litigation is imminent.

I demand that the Board immediately give written notice of these claims and the anticipated litigation to every insurer of the Association, including Selective Insurance and any carrier providing directors and officers coverage, and that within seven (7) days you confirm to me in writing that notice was given, identifying each carrier and policy number.

Be advised that an insured's failure to give timely notice under a policy may forfeit coverage. If coverage is lost because the Board withheld notice, I will look to the responsible directors personally for that loss.

Sincerely,

/s/ Ronald W. Yarbrough
Ronald W. Yarbrough