Publication copy

Plaintiff's Exhibit GG-4 - Brody NJDEP Green Acres - Notice of Authority Dispute

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)

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.

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-4

2026-08-18 Brody NJDEP Green Acres - Notice of Authority Dispute

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

August 18, 2026

VIA ELECTRONIC MAIL (allie.brody@dep.nj.gov)

Allie Brody
NJDEP Green Acres Program
401 East State Street, P.O. Box 420
Mail Code 401-07B
Trenton, NJ 08625-0420

Re: Green Acres Project No. D-1711005 - Block 1503, Lot 73, Pittsgrove Township
Notice of Dispute as to the Association's Authority to Convey

Dear Ms. Brody:

I am a 25-year member of Lake Centerton Park Homeowners Association, Inc. and the record owner of 11 Lake Centerton Drive, adjoining the property above.

I have learned, through an OPRA production received August 7, 2026, that two appraisals of this property have been completed and are under Green Acres review, and that Green Acres expects to present a purchase offer to the Association. The Association's membership has never been given notice of any proposed conveyance, no membership meeting has considered it, and no membership vote has authorized it. The individuals corresponding with your office have no authority from the membership to convey the Association's principal common asset, and a member action in the Superior Court, Chancery Division, challenging that authority is imminent.

I ask that Green Acres take no further step toward a Certified Market Value, offer, or contract on this project until the question of the Association's authority is resolved, and that you copy the undersigned on future correspondence concerning the project.

Sincerely,

/s/ Ronald W. Yarbrough
Ronald W. Yarbrough