Publication copy

Plaintiff's Exhibit TT - Minutes of members meeting signed Wheaton

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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 TT

2022-06-15 Minutes of members meeting signed Wheaton

Lake Centerton Park Homeowners Association, Inc
Pittsgrove, NJ 08318

June 15, 2022

A meeting of the membership of the Lake Centerton Park Homeowners Association was held on Wednesday June 15, 2022 at 5:00 pm at [redacted] & [redacted] house [redacted]

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

Minutes:

1. The meeting was called to order by [redacted]
2. Cliff Wheaton provided a review of the finances – year to date 2022 and full year 2021.
   a. The balance of our account on 6/15/2022 was $5,652.46
   b. Year to date 2022 expenses totaled $4,293.52 (taxes & insurance).
   c. It was decided that biannual dues will remain at $500 per homeowner.
3. Cliff Wheaton provided an updated payment schedule for the loan that the association still has open with the State of New Jersey.
   a. $13,078.34 is still owed on the loan.
   b. Four more biannual payments will close the loan in May 2024.
4. We then reviewed the delinquent dues owed.
   a. [redacted] for homeowner & dam loan dues and an [redacted] for attorney fees associated with trying to collect past dues.
   b. Redacted: plaintiff's personal financial information
   c. [redacted] for homeowner & dam loan dues.
   d. [redacted] made a motion that we move forward with legal action on those Homeowners who are not staying current with their dues.
   e. It was agreed by all that action should be taken and Mike Rossi will contact our attorney to review options such as putting liens on the houses of those homeowners who are delinquent.
5. Mike Rossi reviewed our efforts with Citizens United to decommission the dam and preserve the Muddy Run stream.
   a. The NJ DEP Dam Safety has deemed the dam structure a public hazard and is requiring its removal.

b. The HOA's intention is to work with CU Maurice River (CUMR), US Fish & Wildlife (USFW), Natural Resources Conservation Recourses (NRCS), Pittsgrove Township, and other partners to ensure that the dam is removed and land is given into preservation.
c. The HOA submitted an application to NRCS's EQUIP Program in October 2021. While NRCS expressed interest in the project, the program requires a feasibility study (concept design and cost estimate) to be completed before moving ahead. Once the study is completed, the HOA will approach NRCS.
d. The cost of the feasibility study is ~$55,000. USFW has agreed to provide $35,000 and we (with the help of CUMR) are now negotiating with the Pittsgrove Township for the $15,000 balance needed.
e. ~~If we are not successful with the Township, we may need to just "walk~~ away" from the dam and common land that was the lake and turn it over to the Township.

6. Election of Officers and Board Members. A motion was made, and it was agreed by all present, that there should be no change to the current officers and board members listed below.
   a. [redacted] President
   b. Mike Rossi Vice President
   c. Cliff Wheaton Secretary/Treasurer
   d. [redacted] Board Member
   e. [redacted] Board Member

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

Clifford C. Wheaton
Secretary / Treasurer