Publication copy

Plaintiff's Exhibit X - Minutes of 7-16-2024 meeting (Rossi residence)

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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 X

2024-07-21 Minutes of 7-16-2024 meeting (Rossi residence)

Lake Centerton Park Homeowners Association, Inc
Pittsgrove, NJ 08318

July 21, 2024

A meeting of the membership of the Lake Centerton Park Homeowners Association was held on Wednesday July 16, 2024 at 7:00 pm at Mike & [redacted] Rossi's house (26 Lake Centerton Drive).

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

Minutes:

1. The meeting was called to order by Mike Rossi.

2. Cliff Wheaton provided a review of the finances.
   a. The balance of our account on 7/16/2024 was $857.94
   b. Year to date 2024 expenses totaled $3,914.76 (Township Taxes & Directors and Officers insurance policy premium).
   c. Our liability insurance premium for 2024 is estimated at $1,500 and will be due in the fourth quarter of this year.
   d. It was agreed by the homeowners present that the that biannual dues will remain at $500 per homeowner.

3. The delinque[redacted] were reviewed.
   a. [redacted] for homeowner biannual dues & dam loan dues
   b. Redacted: plaintiff's personal financial information
   c. [redacted] for homeowner biannual dues.
   d. Cliff reviewed the letter we got from the lawyer representing the bank now working to foreclose on the [redacted] property. According to our attorney, Matt Ritter, there is no action that the LCPHA needs to take at this time.
   e. The homeowners also reviewed the letter sent by Ron Yarbrough on July 14, 2024 and decided it was not relevant to discuss or respond to Mr. Yarbrough since he has been delinquent with his dues since November 2018 and his past history of not showing up to meetings held in public forums at his request to do so.

4. Mike Rossi reviewed the time line of our efforts with Citizens United to [redacted] the dam and preserve the Muddy Run stream.
   a. A lot of time and effort was expended by both the LCPHA and Citizens United.

b. A grant was awarded by US Fish and Wildlife Services to complete a feasibility study for the removal of the dam.
c. The feasibility study was completed and the study determined that the cost to remove and [redacted] the dam would be [redacted]
d. We (Citizens United and LCPHA) are still working with the Natural Resource Conservation Services to fund the project.
e. In the meantime the NJ DEP is putting pressure on the LCPHA to either [redacted] dam or refurbish the dam as soon as possible.
    i. The NJ DEP indicated that they will work with us on timing as long as we keep the channels of the spillway clear of debris.
    ii. [redacted] and [redacted] agree to work with Cliff Wheaton to help keep the channels clear and provide monthly updates to the NJ DEP.

5. Next steps
    a. It was agreed by all members present that we would continue to maintain to LCPHA as an association for the foreseeable future.
    b. The regular biannual dues of $500 would continue to be collected from each Homeowner.
    c. The dues would be used to pay our insurance premiums and incidental expense however we would postpone paying any Township taxes on the common lake property in an effort to get the Township to take over the common property and dam.
    d. Money not spent on the Township taxes will be held in escrow as agreed by the members present.

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