**CARLETON SHORES ASSOCIATION**

**ANNUAL MEMBERSHIP MEETING MINUTES**

**Sunday, August 26, 2018**

**Call to Order:**

CSA President Mike Myers called the meeting to order at 4:11pm on this date at the home of Ed and Kathy Siranosian, 25 Weathervane Lane.

**Election of Directors:**

Paper ballots were collected and tallied by Bill Curran and John Dashuta.

**Introduction of New Members:**

Two neighbors were present and introduced themselves: Bobbye Gresh and Michael Doak from 12 Lost Meadows.

**Secretary’s Report:**

The minutes of the August 27, 2017 annual meeting were accepted as read by Kathy Siranosian. Kathy said that after the annual meeting minutes are approved, they are added to the CSA website.

**Treasurer’s Report:**

Ed Collupy reported a total balance of $118,596.15 on 8/26/18. The checking account balance is $33,714.60, and the money market account balance is $84,881.55. (See attached Treasurer’s report.)

Ed thanked Hank Oheim for helping him assume the role of Treasurer. He said that one home owner has not yet paid their dues, and he also pointed out that there were three line items that were over budget this year: 1) the beach path and stairs, which had to be repaired after March storms; 2) night-time security patrols; 3) road maintenance. In the case of the beach path and stairs repair, the costs were covered by the Beach Path and Stairs Reserve Account. The other items were covered by additional available funds.

**Financial Audit Statement:**

The financial audit statement was read by Peggy Gorton.

**Review/Vote on Proposed 2018 Budget:**

Ed Collupy reviewed the proposed budget for 2019 with the membership. (See attached 2019 budget.) He explained that over the next year the Board will be assessing whether or not to continue budgeting based on the income (dues) received, as CSA traditionally does, or to start budgeting based on the neighborhood’s needs. A member asked if the $250 in the tennis line item could be used on crack filling at the tennis courts. Mike said he would look into it. Another member asked if the Beach Path and Stair Reserve Account will cover attorney’s fees, if incurred during any future beach replenishment projects. Mike said he believes so and that CSA also has a Legal Fees Reserve Account.

A motion was made and seconded to accept the treasurer’s report, the financial audit statement, and the proposed budget. The motion passed unanimously.

**Election Results for Board of Directors**

Marianne DePamphilis, Hank Oheim, and Kandi Zarba were elected to three-year terms to expire in 2021.

**Secretary Vote for Slate of Officers:**

Kathy Siranosian as Secretary cast a vote to accept the slate of officers. The slate was accepted unanimously.

**Committee Reports:**

* **Area Development & Home Approval:** Joel Magrini reported that over the past year, plans have been approved for seven major renovations or homes, three sheds, and three decks. He reminded membership to seek CSA approval before proceeding with home building and major renovations and that all relevant information is available at the website, [www.CarletonShores.com](http://www.CarletonShores.com). Joel also said that the Area Development & Home Approval Committee wants to help CSA homeowners by answering questions and can help them avoid issues that sometimes arise in the town approval process.
* **Roads & Grounds:** Mike reported that each year, half of the catch basins in the neighborhood are cleaned. He reminded membership that because CSA roads are plowed by the Town, they must meet Town requirements. Specifically, a 4-foot wide and 14-foot high clearance is required on all roadways. He also pointed out that it is the responsibility of homeowners to ensure that their frontage is mowed and properly maintained, and he asked dog owners to pick up after their dogs in the neighborhood and on the beach. Mike said that Kee Enterprises has done a significant amount of pothole filling and crack repair on the CSA streets. This amount of significant repair seems to be required about every five years.

**Old Business**

* **Beach Security:** Marianne DePamphilis reported that the Board hired the private security firm All Cape Security to patrol the beach parking lot and tennis court area three nights per week throughout the summer. Now in its second year, this arrangement seems to be discouraging litter and late, loud activity on the beach. The Board plans to continue with All Cape Security next summer. Marianne also recognized Lenny Grintchenko for his efforts in monitoring the beach parking lot.
* **Beach Staircase:** Mike reported that the beach stair case suffered significant damage in the storms this March and was replaced this spring using funds from the Beach Path and Stair Reserve Account.
* **Tennis courts:** Mike reminded the membership that the lease of the tennis courts expires in 2019. This winter, the Board will discuss continuing the lease with the owners of 2 Lost Meadows. A member asked about parking at the courts and was advised to park on the street until the Board can confirm that the lease covers the parking area as well as the courts. Another member asked if it would be worthwhile to re-establish the CSA Tennis Court Club, which had separate dues devoted to court repairs, etc. That conversation was tabled until after the future of the lease is determined.
* **Socials:** The Board encouraged everyone to join in neighborhood activities, which now include a beach clean-up at the beginning of the summer, a cocktail party in July, and a social following the annual meeting. We thanked Ed and Deb Collupy for hosting this year’s cocktail party, and Steven and Jane Akin kindly volunteered to host next year.

**New Business:**

* **Work to be done on beachfront:** Due to the erosion at the beach, the CSA Board has been working with the 10 other CSA beachfront owners to explore options for beach re-nourishment. At this time, the Board is waiting for study results and recommendations from coastal engineers and land management firms so the next steps can be planned. The main questions are:
	+ How can we mitigate further damage and clean up the concrete debris that was exposed by the last storm?
	+ What’s the best way to allow CSA beachfront homeowners access to the beach via the CSA beach path?
	+ How can we fix the run-off problem that occurs on the beach path during heavy storms?

Mike said that the Board will use email to keep the membership updated as this process continues. A beachfront homeowner thanked the Board, and especially Mike and Marianne, for their cooperation as remedies are being considered.

* **Other**
	+ **Parking lot volunteer drawing:** All those who signed up for parking lot duty were entered in a drawing for a $100 Stop & Shop gift certificate. The Gortons won!
	+ **Golf carts:** A member asked that golf carts not be left at the end of the beach path, unless the user is disabled. Another member suggested that golf carts in use by disabled members could display handicapped sign.
	+ **Excessive speeds in neighborhood:** A member said that too many people disregard the stop sign at the end of Carleton Drive and speed around the corner. It was suggested that the Board consider improving the stop sign’s visibility and lighting.
	+ **Guests and renters:** A member suggested that homeowners do a better job of informing their guests and renters about CSA rules.
* **Recognitions:** Mike recognized Kathy’s years of service on the CSA Board.

**Motion to Adjourn**

**Meeting adjourned at 5:18 pm**