

Carleton Shores Association - Board of Directors Meeting
June 18, 2025

Attendees: Mike Myers, Kandi Zarba, Rebecca Reeves, Ed Collupy, Debbie Warms, Greg Dundorf, Jane Akin, Mike Doak, Maria Michaud, Jayne Burke

Mike called the meeting to order at 6:00 pm.

Minutes from the May Board meeting were reviewed and accepted with changes. The monthly minutes will be posted to the CSA website starting with the approved May 2025 minutes.

Treasurers Report at 06/18/25

Balances:

Checking Account.	\$ 53,349.74
Money Market	\$119,234.50
Total.	\$172,684.24

Three invoices came in this month. Greg provided some invoices for Board signature.

The Board discussed the need for an increase in annual dues. This was prompted by some road work that may need to be done in the future. This could be expensive, and the concern is that this would eat into our reserves. A future item would be to get an estimate to resurface some roads.

The bylaws do allow for a special assessment if needed. This could be a hardship for some neighbors, but the cost of everything is being raised.

A vote was taken to raise the dues to \$600/ year. It was accepted by a majority of the Board members. The rationale will be shared with the neighborhood in future communications and voted on at the annual meeting.

Committee Reports

Area Development Mike

Derubeis (Blueberry) ongoing

Richiardi (Mayflower) ongoing

Rogers (Foxcroft) ongoing

Nanda (Weathervane) ongoing

Heitsh (Lost Meadows) completed – deposit returned

Tzau – (Blueberry)ongoing – will be completed soon

Future - Pischatola will do some changes to the home, and the committee will meet with the homeowner. Mike Clancy on Weathervane will be meeting with us re: some garage work and a pool.

6 Cranberry Ln has sold.

Roads and Grounds

Mike

Beach parking lot – some maintenance work was done and there will be some wood chips laid down.

Old Business

Summer party -Marianne and Ron will be doing the cocktail party this year. The date is Sat July 19. We have a possible volunteer for next year.

Beach tag distribution - new tags will be required beginning on August 1

New beach tags will be available for pick up by homeowners in person at the beach parking lot. Homeowners will need to turn in the old tags to get the new ones. An email communication will be sent to all neighbors in the next few days.

Distribution will occur on the following dates/times:

Sunday July 6 11-1. Jayne and Kandi

Sunday July 13 11-1. Jayne and Mike

Saturday July 26 11-1. Jayne and Debbie

Discussion regarding Short-Term Rentals-

Since the last Board meeting it was agreed by the Board to engage Ray Tomlinson as our new attorney. This vote was done by email.

Mike clarified that the temporary committee to deal with the attorney on Short-term Rentals are the officers, President, Vice President, Secretary and Clerk. Mike suggests that this subcommittee will serve as the communication source to Ray.

Jane Akin asked about rewriting the bylaws in a wholesale way. Kandi explained that the urgency for the Short-term Rental issue means we should just change that aspect for now. We will have the flexibility to enforce at whatever pace we feel is appropriate. Ray will draft wording for this purpose.

The subcommittee explained that it is possible to get the vote on this at the Annual meeting, but the Board will have to review the wording in the next few weeks. The goal is to have the Board vote on the exact wording at the July 16 meeting, which will allow the attendees at the annual meeting to vote on that wording. We are required to communicate this to the neighborhood 14 days in advance of the meeting.

New Business

Fireworks. Mike talked to the homeowners who got the letter from the Board, and those neighbors have decided not to do the fireworks this year, at the location in the past. We will continue to have the security for this year including the password.

Annual meeting – scheduled to be at the Sergio's home. There are three current Board members up for re-election...Rebecca Reeves, Jane Akin and Jayne Burke.

All three intend to run for reelection. To date, no other neighbors have let Mike know they wish to run. The election will happen at the Annual Meeting as usual.

Upcoming Meeting schedule for FY 24:

July 16 – Jane's

July Cocktail Party - July 19 5-7 pm at the DePamphilis/Caccavaro home
(6 Carleton Dr W)

Aug. 13 – Ed's

Annual Meeting - Aug 24 Sergio's (1 Lloyd Lane)

September 10- TBD

Next meeting: July 16 at Jane's

Adjourn

The meeting was adjourned at 7:45 pm