

Carleton Shores Association - Board of Directors Meeting
August 13, 2025

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

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

Bill Darrow joined the meeting and introduced himself. Rebecca Reeves has decided not to run for re-election, and Bill will stand for election at the Annual Meeting.

Minutes from the July 16th and 29th Board meetings were reviewed and accepted with changes. The monthly minutes will be posted to the CSA website.

Treasurers Report at 08/13/25

Balances:

Checking Account.	\$ 32,929.38
Money Market	\$119,794.15
Total.	\$153,823.53

Once all bills are in, we expect to be under budget by about \$12,400. Greg distributed some bills for Board signature.

FY25 Budget – Greg presented a recommended budget for Board consideration. The Board discussed the best way to explain the current year's expenditures to the Association. Professional fees will be significantly higher next year. The reserves could be presented as more of a general reserve since we don't know what will occur. But for this year the Board feels that the detail designations of the reserves are more transparent.

Committee Reports

Area Development **Mike**

Derubeis (Blueberry) complete

Richardi (Mayflower) ongoing

Rogers (Foxcroft) complete

Nanda (Weathervane) ongoing, final meeting 8/16

Dzau – (Blueberry) complete but Mike will meet with them soon for wrap up.

Roads and Grounds	Mike
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Road repair work is being done on several roads.

Old Business

Beach tag distribution – all but 20 have been collected; Jayne will inform Mike and Debbie about who still has not collected them.

Discussion regarding Short-Term Rentals- Board members made and seconded a motion to go into Executive Session. The motion carried. Bill Darrow left the meeting.

A motion was made and seconded to come out of Executive Session. This motion was carried.

New Business

Annual meeting – This meeting will be at the Sergio's home at 1 Lloyd Lane. A discussion occurred about the agenda and the order of topics. The Board agreed the Executive Committee will determine the exact order on the agenda.

A Board member explained that he has heard complaints about unleashed dogs on the beach and a suggestion about having a ramp to access the CSA beach. A question was raised as to whether homeowner Marianne DePamphilis requested time to speak about engaging an HOA management company, and it was said that she would not be bringing up this topic at the meeting.

Upcoming Meeting schedule for FY 24:

Annual Meeting - Aug 24 Sergio's (1 Lloyd Lane)
September 10- Debbie's

Next meeting: Sep 10 at Debbie's

Adjourn

The meeting was adjourned at 7:53 pm.