

Carleton Shores Association - Board of Directors Meeting
February 18, 2026

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

Jayne B called the meeting to order at 6:03pm.

Minutes

The December 10, 2025 Board meeting minutes were reviewed and motioned for acceptance by Mike M and seconded by Kandi Z. Accepted unanimously.

Treasurers Report as of 02/18/2026

- Dues: all but 4 are in. Greg D sent certified letters 10 days ago with notation of late fee also due; no funds received from anyone at this point. Agreed to see where things stand in a few weeks before any further action.

- Balances:
 - Checking Account. \$76,605.58
 - Money Market \$129,505.59
 - Escrow \$20,100.00
 - Total \$206,210.59

- Expenses – Greg D. reviewed Federal tax payment that accountant recommended we pay. Power of Attorney was provided to accountant to talk to IRS for us.

Greg D. sent around invoices to be signed by two board members.

- Escrow – Greg D. reviewed in follow-up from last meeting that there is no expiration date on Riccardi bond.

Committee Reports

- **Area Development**
 - Nelson (14 Scorton Marsh) – Historic District Comm Public Hearing 2/23/26. Mike D said that Ron C (committee chair) has not heard from them. Jayne B. will call Ron C to suggest that he reach out by phone to the Nelson's.

- Richardi (Mayflower) - they have occupancy permit and are living there. Still work to go outside so we will not release bond.
- Cosgrove (Mayflower) – Ed C discussed what he heard from a neighbor about the project and not being informed. Ed C also commented that he felt it was a large enough project that should have been sent to board for approval. This discussion brought up the question about how we should be handling and whether trees are within our purview – Jayne B will discuss with Ron C.
- **Roads & Grounds**
 - Mike M. reported that the beach has a lot more sand along dune and that it is only 5 steps to the beach....all appears to be fine and feeling is some of this will wash away; no action needed.

Old Business

- Short Term Rentals –
 - Status of STR Deed updates - Individual filings with the Registry of Deeds have not been completed. Ray Tomlinson (CSA attorney) wanted one filing for entire neighborhood as he had done in the past. The Registrar's office does not allow this any longer. Agreed among officers to move forward with individual findings along with the associated costs; this was anticipated from discussions with our prior attorney. The officers need to coordinate a visit to bank for notary; tentatively set for Monday with Ray T – need a time. All info requested has been provided to Ray T, so once all paperwork is signed he'll be able to complete the filings.
- Long Term Rentals –
 - Cathy Foley sent a completed form in and Ray T. did look it over and came back with 2 notes; he suggests association should be sure utilities are in the name of the renter (board does not plan to take action on this note), secondly, a copy of renters ID was not included (board agreed we still need this, Jayne B will follow-up with Cathy F, noting approval on receipt of the ID).

- Question came up about notification to Association and at what stage in process this should be in hand with the association. The board did not resolve this matter.
- Bill suggested we send a reminder of the process. This will be included with update we plan to send out about the filing with Registry of Deeds being completed. Ed suggested we also remind members that if they currently have someone as a long-term renter that we need them to complete the form as well.
- D&O Insurance -
 - We've had further discussion with Ray Tomlinson on this topic. He does not advise that we should proceed with an increase in our GL policy as a way to further protect directors and officers. Since we're well into this year's policy, and likely we would not get credit on any cancellation that may be needed is to leave D&O and GL as is for now.

Greg D clarified that when the two policies were combined, the one new policy covered us for both and that we wouldn't need to cancel but raising the amount could be done. Board agreed to stay as is for now.

We will though, beginning around mid-April go back to agent and ask that they go out to bid for separate GL and D&O policies. We'll ask that they go to separate brokers and we should get at least two proposals from different brokers for each policy type. This will give us time ahead of current expiration date of July 1, 2026. Greg D will move in this direction and report back what he learns and receives.

New Business

- Short Term Rental Request(s) -
 - Sergio – Jayne B appreciates the thought put into their request(s) and advancing the process but asked for input from each board member and if they saw any exceptional circumstances in the requests that would cause us to allow. A few members felt that where there are neighbors families involved who would be renting it should be allowed. A few others expressed concern that it would create a “slippery slope”. In the end, the

Board agreed that Jayne B will advise the Sergio's that the board will not be approving their request(s).

- The board decided that future requests should be handled by email and not held for discussion at an upcoming/next board meeting or establish a separate committee to review and advise the board.

- 613 Route 6A – Jayne B summarized that homeowners of this property reached out and were planning to move forward with a short-term rental. They brought to light that with their 2 lots, 1 w/ house (613 Route 6A) is not in CSA. The 2nd lot (#7) is unbuildable but is in CSA. They are therefore saying they can STR. Mike M has provided good history on the matter and the association will continue to have Ray T. look into the situation so it's clear and understood what position the board can take.

Jayne B reported that we believe this situation only affects this one property.

Bill D asked what does bylaw say about tags or rights to lot owners without a built out home and/or could they sell/rent their tags? Although there was discussion, no action was assigned.

- Neighbor Feedback –
 - Mike D addressed concern he had with Ed C's email invite for a gathering with State Senator Fernandes. Mike D. did say he had heard from another neighbor as well with some concern that it had board support. He asked Ed C if he used the CSA contact list. Ed C said he did only with those who opted to share their contact info and those he wanted to invite. Discussion continued with the intent of the list, with no particular resolution or action to be taken. Ed agreed he would not do this in the future.

Upcoming Meeting schedule for FY 25:

- April 22 – Maria's (Ed C. said he would not be attending and it was noted he needed to find a volunteer – Kandi Z initially agreed but Ed C will firm up)

- June 10 – Jane A’s
- July 15- Ed’s
- August 12 – Deb’s
- August 23 – Annual Meeting
- September – TBD

Adjourn

The meeting was adjourned on motion by Mike M and seconded by Kandi Z. Unanimous acceptance.

*Submitted by:
Ed Collupy, Secretary
06/17/2026*

F E M N A L