

Carleton Shores Association - Board of Directors Meeting
Tuesday July 14, 2026

Attendees: Jane Akin, Erin Brooks, Jayne Burke, Bill Darrow, Mike Doak, Maria Michaud, Mike Myers, Beth Van Duzer, Kandi Zarba

Absent: Ed Collupy, Greg Dundorf

The meeting was called to order just at 6:03pm and was held at Jane A's home.

Minutes

The Board meeting minutes from June 10, 2026 along with Executive Session minutes were distributed ahead of the meeting. Motioned for acceptance of both sets of minutes by Mike M and seconded by Jane A. Accepted unanimously.

Committee Reports

- **Area Development**
 - Given some actions are necessary between meetings there was discussion regarding approvals to be kept in a single email, with a reply all, rather than separately as ease in following any discussions and approvals.
 - The following were sent via email prior to the meeting:
 - 33 Oak Ridge – Revised plans emailed to the board by Ron C and 3 approved by email. At the meeting 8 board members present approved.
 - 8 Oak Ridge – Email to the board, 5 approved by email. At the meeting 8 board members present approved.
 - 6 Weather Vane - Email to the board, 7 approved by email. At the meeting 8 board members present approved.
 - 29 Oak Ridge plans forth coming, builder will supply
- **Roads and Grounds –**
 - **Beach Path** - Nick Pastore provided sand/fill for the leveling of the beach path, as well as Anthony Richardi brought his equipment for the project. It was noted: many hands make the work lighter. Thanking all those that volunteered to get the path back to passable.

Current drainage (drain pipe that runs under path) gets rocks and blocks the flow seems to be working well based on annual clean out that Mike M and Mike D have been doing.

- Mike M says there are a few potholes that will be addressed in the fall.

Old Business

- Clerk Position – An email vote was taken prior to the meeting, and Beth Van Duzer was approved by 7 votes. A subsequent vote was taken at the meeting, and the 8 members present reaffirmed Beth's appointment.
- New Neighbor Welcome – Kandi Z met with the Beaches (46 Carleton Drive) and brought welcome gifts. They will be year-round residents.
- July 4th Recap. No major issues. We did get an email from a resident (Agostinelli) regarding late fireworks that left debris on their patio and excessive debris on beach. Though time was given for the offending group to clean up, it was a good neighbor from Solomon Pond that cleaned up all the plastics etc. on her walk and let Kandi Z know. We thanked her for her kindness.

Recommend security to begin at noon rather than three going forward.

Otherwise good 4th.

- Insurance Renewal – An update to the full board was provided given the July 8 renewal deadline had passed and the Executive Committee authorizing renewing the Association's existing insurance program and adding a \$2 million umbrella policy (additional annual premium of \$1,218). Last year, we deferred purchasing an umbrella while we explored whether a standalone \$2 million D&O policy—consistent with our attorney's recommendation to strengthen board protection—was available. After reviewing multiple proposals, we concluded the market is consistently providing that additional protection through a shared umbrella, making this the most practical way to enhance coverage for our volunteer board members.

New Business

Request for Permission to Maintain Association Property Adjacent to 10 and 11 Lloyd Lane for Tick Mitigation and Public Safety – In follow-up to an email dated June 20, 2026 from Jane and Steven Aking, a lengthy discussion ensued regarding Jane Akins concern to mitigate the tick issue she feel arises from the long grasses that grow beside her property. As she would like to have the area

of approximately 10 feet mowed periodically to help keep the ticks from coming onto her property. Most of the board members present took a walk outside to see the area of concern.

After much discussion regarding the fact that the area in question belongs to CSA and it had previously been agreed that it would remain a natural green space for wildlife etc. and that it should not be mowed, we discussed ideas they could use on their own property that may help.

Discussion ended as being tabled and the Akins will visit other alternatives for now.

Neighbor Summer Gathering – Bill D will be hosting this on July 25th, 5pm – 7pm. Mike M will help with getting things together for it.

Neighboring Golf Carts - Mike D, suggested we do something to prevent golf carts from coming into our neighborhood thru the existing openings onto Carleton East and West. Possibly moving some large rocks to make the openings narrower still all for walkers and bikes. Board supported this and will follow up.

Website QR Code - Mike D would like a QR code to direct people to the website. Could post on beach board.

Upcoming Meeting schedule for FY 25:

- August 11 – Ed C.
- August 23 – Annual Meeting
- September – TBD

Adjourn

The meeting was adjourned at 7:34pm.

Draft, based on notes from Kandi Z, submitted by:

Ed Collupy, Secretary

8/7/2026