

COLONEL TUFTON BOROUGH ESTATES ASSOCIATION

Board Meeting Minutes

May 30th, 2026

Location: Joe Holland Residence

Time: 10:00 am

Attending: Scott Edwards, Brendan Gaughran, Mark Taylor, Chris Reynolds, Joe Holland

Agenda:

New Board Assignments

Docks

Roads

Policy Review

Communication Action Items

New Board Assignments

President - Chris Reynolds

Vice President - Mark Taylor

Treasurer - Joe Holland

Secretary - Brendan Gaughran

Dir of Roads - Brendan Gaughran

Dir of Beach - Scott Edwards

Docks

Updated all mooring and dock assignments, reviewed rules. No changes.

Mark rock located in our dock field, which was mentioned in annual meeting, research ice diverters for investment and purchase a third bubbler.

Roads

Mark will follow-up with contractors to begin construction on the approved road project.

Mike Vignale will be the Super for execution of both phases of the approved Vere Royce road project. Discussion took place regarding incorporating new speed bumps.

Policy Review

Executive sessions (when they occur) must be broken out and into password protected area when reported on the website

New assessment dues notice email to go out with minutes

Discussion regarding review of all policies. We need to update state association records once policy review takes place. Step one, reach out to our attorney.

Communication Action Items

Contact Linda Smith regarding email access and documents - Brendan follow-up

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Bill Donaher - for website update and new emails. Brendan follow-up
New email addresses for continuity: Board@, Treasurer@

Meeting adjourned at 12:30 pm

Respectfully,

Brendan Gaughran
CTEA Secretary

Meeting minutes approved unanimously by all attendees on

Road Addendum

“Written confirmation of the following items is required before work begins.

1. Confirm that the bids for both aspects of the project (ditch & drainage/paving) are still valid.
2. Provide confirmation that Mike will be overseeing both aspects of the project.
3. Confirm with GMI the length of the roadway to be improved.”