

COLONEL TUFTON BOROUGH ESTATES ASSOCIATION
Board of Directors Meeting Minutes
March 4, 2026

Location: Virtual Teams Meeting
Time: 4:00 pm
Attending: Scott Edwards, President
Kathy Francese, Treasurer
Brendan Gaughran, Roads
Linda Smith, Secretary

Agenda

- **Dock Repairs**
- **Other**
- **Executive Session**

Dock Repairs/Additional Work

- Nate Whitehead from Winnepesaukee Island Services met with Scott to discuss the additional dock repairs/replacement that was voted on by the Association at the Special Meeting on 2/14/2026
- The additional work estimate was \$25,474; \$10,474 over the voted cap
- Solution: Replace all pilings in the back and on the 4 finger docks (total of 15 pilings)
- Do additional 8 pilings on the main dock when monies are available
- Additional work total: \$7630.25
- Case Rogers has already removed most of the decking
- All 4x8s underneath are in good shape
- Case will screw everything down so the boards will be easy to pull up when the additional pilings will be replaced in the future
- Electric wiring looked good
- Posts on the back dock will be 8 footers
- Kathy will send Case Rogers a \$4,000 deposit for materials
- Scott to send Case's address to Kathy

Other

- Scott will post the load limit sign within the next 2 weeks
- Ryan Robbins is looking to get bids from local road companies and excavators
- Kathy Francese will send out reminder for remaining dock balance as well as proof of insurance and current registration due by April 1, 2026

Executive Session

- Board of Directors discussed a violation of the Association's Protective Restrictive Covenants and next steps to be taken

Meeting adjourned at 4:30 pm

Respectfully Submitted,
Linda Smith
CTBEA Secretary