

COLONEL TUFTONBOROUGH ESTATES ASSOCIATION

Board Meeting Minutes

June 18, 2019

Location: Francese Residence
Time: 8:00AM ET – 9:00AM ET
Attending: Carolyn Sundquist, President
George Maidhof, Treasurer
Richie Francese, Beach, Common Area
Jim Shepard, Roads
Bill Donaher, Secretary

Agenda:

1. Discuss Go-Forward Plan as it relates to 8 Mason Road
2. Common Area Signage
3. Financial Statement Frequency
4. Flow Chart Review

1) Discuss Go-Forward Plan as it relates to 8 Mason Road

The Board discussed the issue we now face regarding the desire of the new Association members (The Morashes) to turn their house into an Airbnb.

On Sunday, June 15th the Morashes met with Carolyn, Jim, Rich, and Bill as planned to discuss their plan. They were accompanied by their attorney. A decision was made to hear them out and to render (again) the Board decision which is clearly outlined in the email sent to them by the BOD on Wednesday, June 12th (copy of which is shown here for reference):

Dear Nick and Lyndsey,

The Board of Directors of the Colonel Tufton Borough Estates Association (CTBEA) met recently to discuss our upcoming meeting with you this Sunday at 1 pm at my house, 11 Vere Royce Road.

It was decided to send you our position, in advance, regarding the use of your property as a rental business, i.e. Airbnb and VRBO.

- *Our Covenants restrict use of the property to residential purposes only. Covenant #1*
- *Airbnb and VRBO require you to collect Meals and Room Tax, which is considered a business tax.*
- *Use of the common land (Community Recreation Area and Beach Facility) is limited to the exclusive use and enjoyment of the owners of the lots. Covenant #17*
- *Failure to remove your property from the above rentals sites, and any other sites you may have listed with, will necessitate restricting your rights as a member of the Association, which includes loss of voting rights, loss of dock/mooring, and loss of use of the Common Beach Property.*

Sincerely,

Carolyn Sundquist, CTBEA President
Jim Shepard
Rich Francese
Bill Donaher
George Maidhof

The opinion of the Board has not changed. We were told that the Morashes intend to move forward regardless of our decision and they explained that their first tenant (renter) will be at their house starting Wednesday June 19th. The Board now has no choice but to implement the last bullet above (in the email sent to the Morashes). Renters of that property will not be allowed to make use of the Common Area, and if they attempt to do this they will be asked to leave the area. If necessary, local police will be advised of trespassers.

2) Common Area Signage

The Board discussed the need to obtain and post newer more relevant signage at the Common Area to clearly indicate the fact that that area is private property.

3) Financial Statement Frequency

The By Law/Covenant Committee has proposed that our Financial Statement be sent to all Association members on a quarterly basis (vs once per year). The Committee will present a full draft of their recommendations to the Board and Membership for review and approval.

4) Flow Chart Review

The Board accepted the latest version of the flow chart developed by Stan and Kath and this will be sent to the Association members. It will also be posted to the Association website.

Bill Donaher
CTEA Secretary
603 544-2265