

COLONEL TUFTON BOROUGH ESTATES ASSOCIATION
Board of Directors Meeting Minutes
April 24, 2026

Location: Waterfront
Time: 4:00 pm
Attending: Scott Edwards, President
Kathy Francese, Treasurer
Brendan Gaughran, Roads
Mark Taylor/Scott Edwards, Beach/Common Area
Linda Smith, Secretary

Agenda

- **2026 Annual Meeting Agenda**
- **Preliminary Financial Report**
- **██████████ Violation of Protective Restrictive Covenant 10b**
- **Road Project**
- **Other**

2026 Annual Meeting Agenda

- Meeting to be held at the Tuftonboro Town House on May 23, 2026 at 10:00am
- BOD reviewed the agenda
- Town House will need to be reserved and key picked up
- Agenda will be finalized, including the Preliminary Financial Report, and sent out to the CTEA membership by May 13, 2026

Preliminary Financial Report

- Kathy reviewed the Preliminary Financial Report
- Still waiting for the snow plow/sand bill
- Increase tree maintenance
- Increase Dock & Mooring line item to purchase a new, spare bubbler
- Report will be updated and included with the Annual Meeting Agenda
- Scott will check with WIS about possibly completing entire dock project with a final payment made at a later date when monies have been collected. There will be 8 pilings remaining to be replaced at an additional cost of \$16,000-\$18,000
- WIS will begin work on April 28, 2026 and Scott will see if they can put the moorings in place while they are on site
- A dues increase to \$1500 was discussed in order to establish a necessary Reserve Fund
- Dock/Mooring increase was also proposed:
 - Front Docks: \$700
 - Moorings: \$350
 - Rear Docks: \$300

██████████ Violation of Protective Restrictive Covenant 10b

- **Motion:** Brendan Gaughran: To vote that the ██████████ are in violation of Protective Restrictive Covenant 10b and to reserve the right to seek legal action in the future
 - **Second:** Kathy Francese
 - **All in Favor**
- **Motion:** Brendan Gaughran: To publish minutes and letters to/from the ██████████ to the CTEA website
 - **Second:** Scott Edwards
 - **Aye:** 3
 - **Nay:** 2
 - **Motion Carries**

Road Project

- Road Committee to meet on April 25, 2026 to finalize recommendations to the association at the Annual Meeting
- Mark recognized Ryan Robbins as a great asset to the committee for his construction knowledge and connections with local contractors
- All information will be sent out to the membership 10 days before the Annual Meeting

Other

- Request for 7' fence to be erected on Lot #1 approved (Aye: 4; Abstain: 1)
- Brendan agreed to Chair the Picnic Committee again this year

Meeting adjourned at 5:30 pm

Respectfully Submitted,
Linda Smith
CTBEA Secretary

Meeting minutes approved unanimously by all attendees on 00/00/2026