

COLONEL TUFTON BOROUGH ESTATES ASSOCIATION
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SPECIAL MEETING MINUTES
TUFTONBORO FREE LIBRARY
February 14, 2026

I. Welcome - Call to Order

The meeting was called to order at 10:30AM by President Scott Edwards

II. Roll Call – Linda Smith

Lot #	Owner	Roll Call 02/14/2026			
		In-person	Virtual	Proxy	Absent
1	Edwards	X			
2	Chehames	X			
3	Eagan	X			
4	Robbins	X			
5	Donaher			DiFiore	
6	Sundquist	X			
7	Gaughran	X			
8	Nogueira			Edwards	
9	Holland	X			
10	Shepard	X			
11	LaCroix				X
12	Reynolds	X			
13	Shaughnessy				X
14	DiFiore	X			
15	Alexander		X		
16	Taylor	x			
17	Lukis		X		
18	Blake		X		
19	Taylor			Taylor	
20	Maidhof	X			
21	Chehames	X			
22	Francese	X			
23	Potter	X			

24	Smith	X			
25	Farrell/Wofsy	X			
26	Entwistle				X
27	Hull		X		
28	Tamkin		X		
29	Janiak	X			
30	Andrew		X		
	TOTAL	18	6	3	3

III. Discussion on Dock Repairs

Scott Edwards reviewed the necessary dock repairs and the proposals from Winnepesaukee Island Services: Replace 12 pilings \$27,615.03
 Case Rogers: New pressure-treated lumber decking and posts: \$6940.92

Discussion from Association members centered around the replacement of ALL pilings while the equipment was on site.

Motion: Carolyn Sundquist: Replace ALL pilings and decking

Second: Barbara Maidhof

Discussion: We need to place a cap on the replacement of the additional 10 pilings

Motion Amended: Carolyn Sundquist: Replace ALL pilings and decking with a cap of \$15,000 for the additional work

Vote Taken (including 3 Proxies): Yes: 27 Absent: 3

Motion Carries

Scott will contact Winnepesaukee Island Services for a price on the additional work and set up a date to move forward with the project for this spring. Scott will also contact Case Rogers to begin removal of the decking.

IV. Road Committee Presentation

- Mark Taylor reviewed the bid documents that were sent out to Association members
- Only two bids were returned. GMI Asphalt, Inc. and Jake Dawson’s Excavation & Utility Services, LLC submitted bids
- Three levels of roadway improvements were included: Shim and Overlay; Reclaim and Pave; and Full Reconstruction
- Road Committee was looking for feedback from the Association and discussion followed, including drainage issues, electrical conduits, time frame, underlying rocks, and other issues that might increase the proposed prices

- Direction of the Road Committee going forward:
 - Explore all drainage, excavation and paving options
 - Get bids/proposals from multiple local companies
 - Look at tasks that might be able to be completed “in house”
- Vote to be taken at the Annual Meeting

V. Adjournment

Meeting adjourned at 11:22AM