

**COLONEL TUFTONBOROUGH ESTATES ASSOCIATION  
Annual Meeting  
MAY 24, 2014**

Attendance

Lot	Lot Owner	Present	Proxy Held by:
1	Andrew, Steve	Yes	
2	Cehames, Gary	Yes	
3	Cehames, Gary	Yes	
4	Falconer, Stu	Yes	
5	Donaher, Bill	Yes	
6	Sundquist, Ron	Yes	
7	Maughn, Gerard	Yes	
8	Bowen, Stephen	No	Cehames
9	Andrew, Rob	Yes	
10	Shepard, Jim	Yes	
11	LaCroix, Gerard	Yes	
12	Marquis, Robert / O'Reagan Marc	Yes	
13	Shaughnessy, Bob	Yes	
14	DiFiore, Dana	Yes	
15	Irwin, Bill	No	Sundquist
16	Alexander, Ed	Yes	
17	Berckman, Frank	No	Shepard
18	Blake, Larry and Sharon	No	Laramee
19	Porter, Scott and Diane	Yes	
20	Laramee, Rich	Yes	
21	Cehames, Gary	Yes	
22	Maidof, George	Yes	
23	Whall, Bill	No	N/A
24	Smith, Len	Yes	
25	Coulombe, Anne	Yes	
26	Entwistle, Raymond	Yes	
27	Butler, Bob	No	Falconer
28	Tamkin, Jonathan	Yes	
29	Janiak, Stan and Cindy	Yes	
30	Andrew, Steve	Yes	

## MEETING MINUTES

Meeting opened at 10:00AM ET by President Shepard.

### Roll call of Members:

30 lots represented as shown:

24 Present  
5 Proxy  
1 Absent, No Proxy  
===  
30 Total

President Shepard welcomed everyone and reviewed the agenda for the meeting.

A roll call was held by the Board Secretary and Proxy forms were collected. See attendance sheet above.

Since the last annual meeting, we have lost two dear friends. Both Bill and Helen Whall passed away during the past year and Jim asked for a moment of silence.

We have two new neighbors who have joined the Association this year. We welcomed Anne Coulombe, the new owner of lot 25 (Struan's house), and Rob and Kara Andrew who now own lot 9 which was Ed and Flo's house.

Jim let Stan Janiak know that our thoughts and prayers have been with him and his family as his son has been through a major surgery and is now back home recovering. He was in the hospital for a liver transplant since April 14th, but earlier this week, he is back home and well underway toward a full recovery.

Jim stated that we had a tough winter this past year with a lot of ice and not a lot of melting. As a result our plowing and sanding bill was very high.

The moorings will be installed and inspected. The Porta Potty is in place now and our roads will be swept soon.

The entrance to the common area land was regraded thanks to Rich Francese and *John Deere*.

The drainage at the left side of the beach was evaluated (Stu discussed later in the meeting) and a safety rail was erected at the bottom of the stairs to address the concern of one of our Association members.

Stu Falconer will once again oversee the assessment of the roads this coming year.

Our beautification committee is continuing the good work and we would especially like to thank Cathy DiFiore, who is always working on the flowers, along with everyone else who has taken the

time to plant flowers and clean up the area. Jim also extended thanks to Scott and Diane Porter for taking care of the entrance to Senter Cove Road.

We have eight boats on moorings, eight on the docks, and two on the rear docks.

Jim invited everyone to the annual picnic to be held after the meeting. He expressed his thanks for the work done to prepare for the picnic to the picnic committee (especially Peggy Donaher and all of her helpers).

Motion was made and seconded to accept the President's report as read.

C. UN.

Jim explained that everyone should have received a copy of last year's minutes by mail.

Motion was made and seconded to accept the minutes from last year's meeting as written.

C. UN.

Joanne did a review of the treasurer's report. Copies were handed out. Key message here was around insurance and what is being done to make sure we are covered. We have a temporary policy in place now and work is ongoing to obtain a permanent solution going forward. Joanne and Jon Tamkin are doing the review on this and will report back to us once completed. Joanne also highlighted the fact that we are running at a deficit and there is a need to seek a means to remedy this possibly by raising the annual dues. See **Note** below.

Motion was made to accept the Treasurer's report as written.

C. UN.

### **Old Business**

Steve Andrew reported on the encroachment issue of one of our neighbors with flowers which seem to have been planted on Association common land property. He explained that after more evaluation that this is no longer a concern and that there is no encroachment. This case is now closed.

The moorings are now in place; the dock has been stained, and there are plans to repair the guest dock sometime in the following week. Stu agreed to bring up some old fire hoses so that we can use there as bumpers on the dock.

The road situation will be reassessed after the sweeping takes place. A motion was made to create a small sub committee to do the analysis on alternatives and to present their findings and recommendations back to the Association. This committee is made up of Stu Falconer, Bob Shaughnessy, and Gerry Maughan.

Motion was made and seconded to accept the Old Business information.

C. UN.

### **Any other business properly before the meeting:**

A motion was made to vote on the newly proposed boating rule which would require proof of ownership prior to any member entering a boat lottery. The result was 13 in favor, 11 opposed, 6 abstained (incl 1 absent). This motion did not carry as it did not get a majority.

The second new proposed rule which involved members with multiple lots and fewer boats than lots was not voted on. It was explained that the two amendments to the boating rules were put in by the Board, but the members felt that the whole Association needs to vote to change any rules. These two lines were removed from the Boating Rules document.

A motion was made to set up a small committee to review all the rules and bylaws. The result was 23 in favor, 6 opposed, and 1 absent. This motion carried and a committee was formed. This committee is made up of Gary Chehames, Steve Andrew, Anne Coulombe, Gerry Maughan, and Rob Marquis.

A motion was made to raise the dues by \$250 per lot per year. A vote was taken with the result being 20 in favor, 9 opposed, and 1 absent. This vote carried and this will take effect with the next dues bill in August.

A motion was made to have a second meeting sometime in early October (10/11/14). A vote was taken and the result was 29 in favor, 0 opposed, and 1 absent. This motion carried.

A motion was made to allocate \$3K for beach area work including ant control, goose dropping control, and new picnic benches. There was a hand vote on this and the majority of the members voted yes. This motion carried.

Steve Andrew discussed the proposed rule around *multiple lots, fewer boats*. No immediate actions came from this, but he wanted to voice his concerns.

Dana asked about cleaning out the culverts. This is something each member is responsible for.

It was also suggested that we seek out additional bids for snow plowing and grass cutting going forward.

### **Dock and Mooring Lottery for the 2015 Season [next year]**

#### **Docks for 2015 (next year)**

Below are the names of the people who will have docks for the 2014 season:

- 1) Andrew, S (automatic)
- 2) Bowen (automatic)
- 3) Berckman (automatic)
- 4) Butler
- 5) Andrew, S (relinquished to Tamkin)
- 6) Blake
- 7) Alexander
- 8) Shepard

**No dock for 2015:** Falconer, Smith (will each get one for 2016)

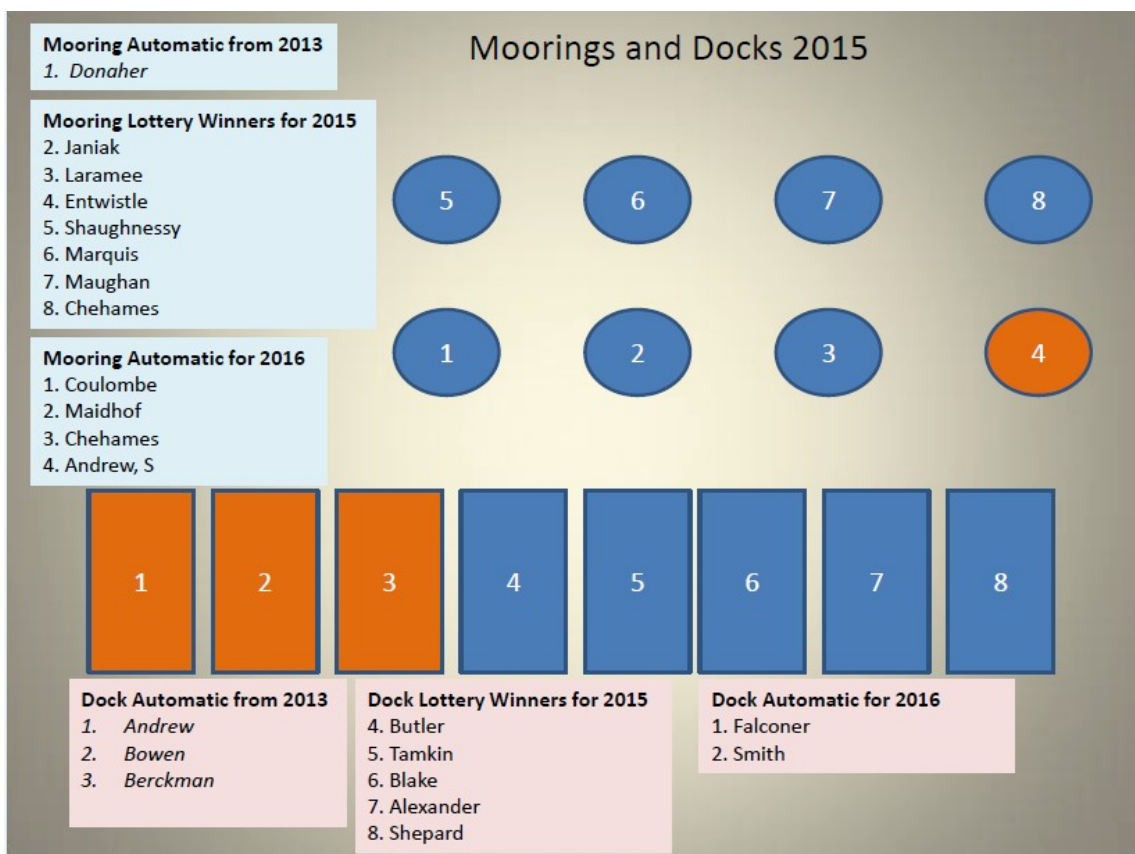
**Moorings for 2015 (next year)**

- 1) Donaher (automatic)
- 2) Janiak
- 3) Laramee
- 4) Entwistle
- 5) Shaughnessy
- 6) Marquis
- 7) Maughan
- 8) Chehames

**No mooring for 2015:** Coulombe, Maidhof, Chehames, Andrew, S (will get one for 2016)

**Rear Dock Slips**

Porter, Chehames have rear dock spaces for 2015.



**Reminder:** The guest dock is for loading and unloading passengers only. There is a 20 minute time limit. Also, remember by April 1<sup>st</sup> (2015), send in your registration, proof of insurance, and payment. This deadline will be enforced. For next year's lottery, the Board will not accept applications which have not been completely filled out – including accurate length and beam measurements of your boat.

### **Board Election**

Nominations were requested for five directors. The following were nominated:

- 1) Shepard
- 2) Donaher
- 3) Sundquist
- 4) Maughan
- 5) Falconer
- 6) Rob Marquis
- 7) Kathy Francese

Election Results were:

Stu	23
Joanne	22
Rob	22
Bill	21
Kathy	21
Jim	11
Ron	6

The top 5 were elected as Board members. The membership thanked Jim for his many years of service as President of the Association.

Motion was made and seconded to adjourn.  
C. UN.

Meeting adjourned at 1:30PM to be followed by the annual cookout.

Meeting Minutes are posted online (under Meeting Minutes) at:

<http://billdonaher.wix.com/sentercove>

Respectfully submitted,

Bill Donaher  
Secretary

**Note:**

Members should check their individual homeowner's policy and then with their agent to make sure they have "assessment coverage". I believe it is typically included as an endorsement to one's homeowner's policy when the policy is written with the knowledge that your home is part of a homeowners association. So you first probably need to make sure that the policy addresses membership in CTBEA and one's use and rights to the common roads and beach area etc, and then that they have assessment coverage.

Jonathan Tamkin