

CARA Fall Meeting
August 24, 2025

Attending: Madeline Hanafin, Tricia Cullinane, Sue & Wes Chadwick, Bill & Nancy Dowey, John & Patricia Terreault, Dan Bouchard, Joe & Lisa O'Malley, Paul Lavalley, Anthony & Elizabeth Sarracino, Bob Monk, Dan Williams, Karen Boyd, Ellen & Peter Rawlings, Glenn & Donna Huot, Cindy & Tony Rainha, Nancy & Pete Beeley, Andrea & Bill Powers, Nancy Gorman, Kevin McCarthy, Nancy & Bruce Dorner, Eugene & Tatyana Sychev, Beverly & Scott Kenney, Sue & Mike Tenney, Craig Tanguay, Charlie Parillo, Hank Trabucco, Elsa Johnson, Deb Kaplafka, John Kaplafka, Jerry Quinn, Bob & Tammy Scott, Bill and Patrice Madigan, Cynthia Manning, Jim Keenan, Kim Keenan, Kim Pinard, Noopy Shea-Derose, Dave Derose, Kathy & Dan Willey, Jenn & Glenn Pinckney, Terry & Dan Buggy, Mary Chase, Susan and Paul Thompson, John & Elizabeth Miller, Ed & Jenn Geswell, Sandra Smith, Mary McNamara, Eddie & Brittany Galvin, Michael Jager, Agnes Czibulka, Todd Sevigny, Karen Bemis, Paul Bemis (2 names were not able to be read on the attendance sheet)

Proxies were submitted by - Felicia Rooney, Nolan Murphy, Paul Thompson Jr., Kim Pinard, Joe Chisholm

Vice President Scott O'Connell called the meeting to order at 10:02 a.m.

Welcome new members- Nancy Gorman and Kevin McCarthy purchased 60 Gareth Lane

Golf Carts Announcement - In community someone has gone to Bristol Police with safety concerns regarding the golf cart use in the neighborhood. Joe Chisholm does not have all the details but has talked to police and will keep others informed.

- Things to be aware of- Our roads in the neighborhood are town roads. Keeping this in mind as the laws are the same as the public roads and the laws apply within the neighborhood.
- Underage kids driving golf carts is a concern
- Jenn Pinkney shares that Chief Bean messaged her and reinforced that the police want to work with the association in a positive way. Police are not looking to eliminate anything, but want to work with us as needed

Scott shares there are three votes to take today - 2 bylaws and 1 covenant proposal.

A motion was made and seconded to approve the minutes from the Spring meeting. Motion was approved unanimously.

Treasure report - Sue Tenney: Annual financials were sent out, we will probably come in ahead of budget with operating accounts. Big ticket item was the dredging request, which did not get approved by the state so this is money we will not be spending. No questions regarding financial statements. A motion was made and seconded to approve the financial report. The motion was carried unanimously.

Reminder: Preparing for 2025 please go to the website and check out how your household information is reflected on the website. If any changes to emails please reach out to treasurer@camelotacres.org

Reminder: Please do not send checks for dues prior to the invoices being sent out.

Web Master - Dan Bouchard - Only change is the we password protected the webcam to the beach. Same password as the one on the lists. Dan is going to be done as webmaster - John Terrault will be taking over.

Dock Master - Bob Scott - Repairs will be done that will be about \$3,400 to add cross bracing to all the fingers to tighten things up. Moorings will be checked to ensure they aren't too close. Boats should be out by Columbus day.

PWC - Glenn Huot - Nothing new to share.

Events - Brittany Galvin - Thanks everyone who had a part in the memorial garden. We collected around \$2,200 for this project. Each year members can plant an annual in honor of someone. Stones can be purchased at any time using the link on the website. With the school donations of supplies and shoes, we were able to support 3 out of the 4 Newfound Elementary schools. The schools were beyond appreciative of our contributions. Tonight there will be Trivia on the beach and the final event is next Saturday, Jimmy Buffet themed potluck! Thanks everyone for another great year and welcomes ideas for upcoming summer events. Brittany will be working with Patrice for a Derby party next summer!

Small Boats - Liz Miller - Reminds everyone to place numbers on the bottom of boats. This helps in locating where boats should go or who they belong with if misplacement occurs. About 119 boats down there. Please send concerns or questions to smallboats@camelotacres.org instead of approaching on boat.

Beach - John Kaplafka. Thanks everyone for doing what they can to take care of the beach. Thanks John and Glenn for helping out all year long. You can email Beach@camelotacres.org if you ever need to contact us. In coming weeks handrails will be added to the stairs coming from the parking lot. If anyone wants to volunteer to help let John know.

Lockers - Craig Tanguay - Nothing new to share.

Scott takes a moment to recognize and thank all amenity managers and officers. Nate Tenney is also thanked for allowing us to use his speaker.

Nominating committee - Mary McNamara led the effort with others - Every year we have an election for 2 of the officers. The committee works together, talks to people and then submits suggested names.

Two nominees are: Deb Kaplafka for Pretsident and Kyle McNamara for Vice President

- Discussion occurs about the role of president and vice president - It is shared that the description of responsibilities is located within the bylaws.
- Liz Miller asks - Why are there not elections for choices between candidates presented?
 - Shared that this is a standard procedure that is common in many other settings. A nominating committee makes recommendations, other nominations are welcomed to present themselves at the time of the meeting
 - We don't want to put people against one another as an election would do
 - Ellen Rawling shared out about this practice
- Mike Tenney - Shares that these positions being vacated were just made known two weeks ago. He suggests that a better practice would be to announce this at the meetings so people are aware of the positions available.
 - Jenn Pinkney -Responds and shares that every two years there is a nominating committee for officers. This is in the bylaws and therefore is known and should be expected by all members. If someone has an interest in one of these positions, one should make this known to the officers who can share with the nominating committee.
 - Lorraine Finnegan - Recommendations at meetings that it would be a good practice to remind people at each meeting and to inform people who is on the nominating committee
 - Susan Thompson - This is going on for 50+ years and has been our practice that has worked for all this time.

Overall concerns were heard and the officers will do a better job to remind of the upcoming positions at future meetings.

- Beverly Kenney - Requests to see those that are nominated so anyone who doesn't know them by name knows who they are voting for.
 - Deb Kaplafka introduces herself as she is the nominee for president
 - Kyle was not able to attend but his wife Mary McNamara speaks on his behalf

A motion was made and seconded to approve the nominees by the nominating committee. The motion was voted on and accepted unanimously. The new president will be Deb Kaplafka and the vice president will be Kyle McNamara.

New Business - Amendments

3 Suggested changes - 1 is a covenant and 2 proposed changes to bylaws.

Covenants - runs with the land and are property rights.Scott reminds that the board is not created to enforce the covenants. Officers do however go to people who might be breaking covenants and make them aware of it and it normally will naturally be addressed.

Bylaws - does not run with the land and are related to the common grounds the association shares. We need 2/3 to pass the bylaw.

Brittany Galvin - Proposed Bylaw change to Article X in relation to Small Boats. In relation to allowing more than two small boats in a rackspace.

*Notes for this section of the meeting were not taken in current time due to Brittany being the secretary and the one speaking.

- Most of the discussion around the changes was in relation to language.
- Rational behind bylaw change: If different combinations of small boats fit within the rack space without interfering with other rack spaces, why not allow it? We define small boats as 'canoe, kayak, paddleboard'. All of these vessels are drastically different in size. The bylaw change that is proposed allows for variations of the small boat configuration that can fit within a rack space, as long as it doesn't interfere or encroach on neighboring rack spaces.
- Rack spaces can hold more than 2 small boats in many instances without causing harm to neighboring rack spaces.

Examples:

- 4 kid kayaks have no interference with neighboring rack spaces
- 2 paddle boards and 1 kayak have no interference with neighboring rack spaces

Patrice Madigan made a motion to vote on the current written proposal as it stands

Bruce Dorner made a motion to table until future

Motion to table did not have enough votes.

Motion to vote on the proposal as it stands did have enough votes.

More than $\frac{2}{3}$ voted to approve the proposal. The amendment to the bylaw was approved and changes will be made to the current bylaws.

Sue Tenney - Proposed Bylaw change to Article VI, IX, X in relation to due dates of annual dues and fees changing from July 4 to April 15.

- The proposal will make all dues and amenity fees changed to the due date of April 15. -
- Rational behind bylaw change- Complex process and a lot of time is spent doing this. There are numerous bank accounts. Sue stated that 65% of fees this year were all collected by April 15th. With the current due date, dues are being collected at the same time bills are needed to be paid and reimbursements are needed to be made. Sue would also like to consolidate everyone before July 4th which is the peak season of summer.
- Most of the conversations that followed related to another date other than April 15.
 - April 15 was shared as a challenging date as its tax day. Some were concerned about filling the treasurer position in the future. If we make it this date, it is a very busy time for anyone in the financial industry which is who may gravitate more towards volunteering in this role.
 - Other dates were suggested - May 1st, May 15th - Shared that dragging it far into summer is not fair on the volunteer treasurer.

- The idea is brought up to make it easier on the treasurer by going back to our practice of having any amenity manager collect the specific dues from the specific users. Rather than now lumping it all into one check and having more tasks for the treasurer to manage. This would also allow the amenity managers to know who paid.

More than $\frac{2}{3}$ voted to approve the proposal. The amendment to the bylaw was approved and changes will be made to the current bylaws.

John Miller - Proposed amendment to Declaration of Restrictive Covenants Section 2b.
Minimum Building Standards in relation to adding the word 'vinyl' to the list of building materials
Rational behind covenant change: To clean up our documentation and to make it more accurate to what we currently have on many of our homes.

Passes unanimously.

Scott closes the meeting at 11:37 a.m.