

CARA SpringMeeting
May 24, 2025

Attending:

Bill Dowey, Nancy Dowey, Pat McCarron, Joe Chisholm, Donna Chisholm, Bruce Dorner, Nancy Dorner, John & Patty Terreult, Madeline Hanafin, Patricia Cullinane, Anthony & Elizabeth Sarracino, Dan Bouchard, Jeanine Achin, Eugeni Sychev, Daniel Flanagan, Christine Flanagan, Charlie Parillo, Tony Rainhan, Daniel Williams, Elsa Johnson, Vicki LeClair, Donna Huot, Glenn Huot, Ted Haines, Chris & Alana Dros, Tom & Kristen Walsh, John & Liz Miller, Ken & Casey Milenda, Karen Boyd, Susan Chadwick, Wayne Keefner, Mike & Sue Tenney, Sandra Smith, Dave DeRose, Eddie Galvin Brian Doyle, Dan Buggy, Jeffy Quin, Bill & Patrice Madigan, Scott O'Connell, Mike and Michelle Dunn, Chris Mauro, Kathy & Dan Willey, Karen & Paul Bemis, Felicia Rooney, Jenn Pinckney, Susan Thompson, Cynthis Manning, Craig Tanguay, Amy Iannelli, Mary & Kyle McNamara, Mary Scott, Tammy & Bob Scott, Noopy DeRose, Kim & Jim Keenan, Brittany Galvin, Deb Kaplafka, John Kaplafka, Ellen and Peter Rawling, 1 name not able to be read.

President Deb Kaplafka called the meeting to order at 10:04 a.m.
Deb states that there is a quorum for the meeting.

Welcome new members- No new members to introduce. Deb shared the unfortunate passings of Gail Rosetti and Henry "Hank" Trabucco.

Congratulations to Kelly and Todd Sevigny on their engagement. Deb shared that there are possible plans to get married on the beach.

Fall Meeting Minutes Discussion to Approve:

- Dan Bouchard shared questions and concerns about the vote last year in the fall regarding the amendments. It was shared at the fall meeting that voting had to be approved in the minutes at the spring 2025 meeting for new bylaws to be in effect. His questions: Why were they put in effect before they were approved at this meeting.
 - Deb shared that there were no questions or concerns shared at the fall meeting 2024 of the process in which it was conducted- the vote happened, the vote passed, so amendments were updated.
- Dan Bouchard shared his concerns around the way the voting was conducted and feels they were not legal votes
 - No actual numbers of how many voted for and how many voted against.
 - Attendance was counted at the Fall 2024 meeting and is recorded in minutes.
- Deb Kaplafka shared that the officers met, heard Dan's concerns, and have plans for further meetings which will include a paper votes.

Motion to approve minutes - Ellen Rawling, it was seconded, motion was approved by majority.

Dan Bouchard does not approve the Fall 2024 minutes (opposed).

Treasure report - Sue Tenney: Financial statements went out via email. Paper copies available at the meeting. All accounts ended with a positive trend in terms of budget and expenses. In 2024 we spent less money on beach road improvements than anticipated. Annual dues were \$250 due to this.

- Questions: Dan Bouchard - Shares that beach assessment account has \$4,450 left over from the beach assessment project. Sue confirms that it earns interest at this time.
- Dan's concern: People that put into the beach assessment account should receive a portion of their money back. Anyone who sells property, new people inherit that money. Dan feels this should be returned to the people who put it in. Why is this just sitting there unless we are going to use it?

Sue Tenney- Its association money that will be used to improve association. Elizabeth Sarracino shares that this makes our properties more marketable, valuable. John Miller adds we had another road washout, and this funding helps for when events occur that are not expected. It allows us to have a fund to tap into so we can pay the contractor.

Others share that if we have to return money that's a lot of work, having a rainy day fund is helpful.

Motion to accept - Ken Melinder moved the motion to accept the financial statements. This was seconded and was approved unanimously.

Further questions, please reach out to Sue at treasurer@camelotacres.org

Amenity Manager reports

Dock master - Bob Scott - 3 mooring balls that need chains, this will be done. There is a situation with the chains in the balls that we need to have them replaced - not sure of urgency on this, waiting to hear back. Reminder to all, make sure the mooring line is on a chain that goes directly to the mooring. The dock is in, moorings are in. All is good to use at this time.

Question - Dan Bouchard - What is the reasoning the fees went up \$50.

- Bob Scott shares that the cost has gone up for this services.
- Dan Bouchard questions - When was the last time we went out for bids for installation and removal of dock?
 - Bob Scott shares that we have not gone out for bid. We have familiarity with the company, the company has our docks in before expected. He doesn't feel there would be large variation in those numbers.
 - The officers and Bob will look into this and can discuss further at fall 2025 meeting.

Ken Meliner - Provides a statement to the community that our officers and amenity managers are all voluntary. There is a time factor to consider out of respect for these individuals.

Lockers - Craig Tanguay - Shares that nothing has changed. List remains the same. If anyone has any questions or concerns, please reach out to lockers@camelotacres.org.

Events - Brittany Galvin - Passes out events calendar for summer 2025. Highlights/New events:

- Ice cream social - donations will be accepted to help provide scholarships to the Ragged Mountain Ski Program for Bristol Elementary Students to participate in.
- BLISS painting - This event does have a fee to it, \$20 per person. There is also limited space. Painting of the view of our beach will be done at this event. If high interest, Brittany will work with Ben the local artist for another date.
- Derby Party - NEW event this year - working with Partrice Madigan on this fun event for the community.

Memorial Garden - The memorial garden is ready to be planted in. Please bring and plant your own annuals. Memorial stones can be purchased through the website. A sign will be added to the memorial garden, thank you to the Willey family for getting this done.

Small Boats - Dan Willey - Liz Miller has stepped down. Dan Willey is the new small boats amenity manager. Dan thanks Liz for setting it all up and making it easy to move forward. If you have questions or needs throughout the summer, please reach out to Smallboats@camelotacres.org

Beach - John Kaplafka - John extends a great thank you to John Miller and Glenn. He thanks them for all they do to maintain our property. The road again has already washed out. Kasey has come in and done a new culvert. We need to talk to others about the water struggles we have - the ditches at the top could help as a catch base if dug out to help keep the road from washing out. Our road is washing out annually.

Beach Reminders: Please pick up your chair at the end of the day. This makes it easier to rake the beach. No rock throwing.

Question - Mike Tenney - Have we given up on dredging where the dock is?

John Miller adds that the state does not allow machines in the water. When we did our dredging last time it was under an emergency order. Ken helped us work through the state processes. We at this time are trying to deal with the water issue by staying in front of the road, being proactive around solving the problem before it gets to the road.

First aid kits will get put back out, John is working to restock the items in these kits.

Questions: Dan Bouchard - Are the sandbags working, are we continuing with it?

John is keeping an eye on it and will do so again if needed.

Reminds the community that in the rules and regulations fires are not allowed on the beach. There was one in the winter time and we ask that in this instance, please ensure that it is fully cleaned up.

If you have questions or needs throughout the summer, please reach out to Beach@camelotacres.org

WebMaster - John Terreault - Started about 9 months ago, expresses that the transfer was easy as Dan had it all organized and set up. John has been doing some self training as needed. He has updated the lists and minutes. Reminds the community to please make sure contact information is up to date. Amenity managers do have emails - please reach out through this so

we can have documentation for when amenity managers/officers change. If you have questions, please reach out to webmaster@camelotacres.org

Susan Thompson - Comments to the community - Please make sure to communicate when you need access to mooring/slip. People are willing to take amenities out to ensure others can access them when needed. If you aren't going to be around for a few weeks, please consider pulling the boats/PWC so others on the waitlist can use the slots temporarily.

PWC - Glenn Huot - Everything is good! If you aren't going to be here, let us know so we can get others on temporarily - we can pull it or you can pull it. Racks just need to be put in, Glenn is going to get carpet on them. PWC's can go in anytime. If you have questions, reach out to jetskies@camelotacres.org

Motion to accept all manager updates - Motion was made and seconded, motion was approved unanimously.

Unfinished Business:

- 2 kid kayaks count as one boat, any questions reach out to Dan Willey
- Vinyl was added to the Covenants as an approved siding material.
- Due date for dues has changed to April 15

New Business - Amendments

The secretary and treasurer officer positions are up for re- election as they are for a 2 year term. If anyone is interested in these positions, please let us know. A nominating committee will be formed. At this time, both Sue Tenney and Brittany Galvin are unsure if they will continue in these roles.

Updated Covenants:

- We feel that there is a need to update some of our documentation that we currently have to reflect our current practices. We currently have 2 documents: Covenants and Bylaws. We need a third, Rules and Regulations.
- Covenants relate to how we regulate our own properties.
 - We are looking at a step by step process that will help with the update of our current covenants to be simplified and current. When original covenants were made, Bristol zoning regulations came 25 years after.
 - As a group, we wanted to gauge everyone's willingness to look at the current covenants and make updates to them to ensure they are accurate and simplified.
- Taking a step by step approach to this will help us update our current documents and add the third, Rules and Regulations. In the past, we tried to do this, but it was in reference to all three documents which felt like a lot at once.
- The first step would be to update the covenants this summer to be shared at the Fall 2025 meeting. The group currently working on this is: John Miller, Kyle McNamara,

Lorraine Finnigan, John Kaplafka, Joe Chisolm, Bruce Dornier (initially involved- stepped back), and Deb Kaplafka. If anyone is interested in contributing or joining the group, please connect with one of these individuals.

Questions/comments:

- Paul Bemis - Have we thought about eliminating them all together and just going with what the town has?
- Scott O'Connell - We need all three documents for legal purposes as an association.
- Dan Bouchard - We don't have a mechanism for enforcement at all. When Dan was on the committee working to update all documents, the reason why we did them all together is because many items interconnected.
- Bruce Dornier - If the bylaw or covenant committee comes forth with a document we can accept by adopting it tentatively and continue to adapt it as we push out this process to clean up all three documents.
- Dan Williams - Is a residential association and a homeowner association the same thing? Scott O'Connell says there is no difference in terms of material required.
- Mike Tenney - Is there already a group working on this or are you seeking volunteers?
Deb Kaplafka responds: Currently its John Miller, Kyle, Lorraine, John Kaplafka, Joe Chisolm, Bruce (initially involved- stepped back). If interested in joining or contributing please see Deb Kaplafka.

Motion to adjourn meeting - motion moved and approved unanimously

Deb Kaplafka closes the meeting at around 11:00 (Final closing time was not documented)