

Present: Drumm, Kuhn , Pyke, Coleman , Hall and Graves

Minutes: Minutes from the meeting on April 19, 2013 were approved.

Finances: Financials were reviewed for the period ending May 2, 2013. No major issues were identified. Assessments are slowly coming in.

Friends of the Beach: Neal Curran joined the meeting at 7:00 am to discuss the Grove project, extending a grassy area north of the telephone poles at the playground. Existing picnic tables will be used for the area once completed. A lot owner meeting was held on Sunday April 30, 2013 at the beach. A vote was taken on the project and the outcome was 40 for and 17 against. This represents the 50% majority which is noted in the Trust as an approval for extraordinary improvements. Curran noted that the Friends of the Beach guarantee the funds necessary for said project. CPT approved this project on May 3, 2013, subject to receipt of the funds.

Maintenance: CPT approved the purchase of a new refrigerator for the guard house. The Trustees will obtain bids to paint the beach house and the bathrooms. CPT will also contact the company used in the past that will paint a divided line as you approach the guard house and also re-paint the parking spaces at the beach. CPT discussed the condition of the BH roof, the chimney and the ceiling tiles. The Trustees will have a roofer look at the BH. No further maintenance items were approved at this time.

New Business: A written request sent to the secretary from a Park resident to allow non-stickered parking on weekdays from 11-4 was discussed. This topic will be discussed at the Trustees' winter retreat and no changes will be made to the parking rules for the 2013 season. Graves will notify the resident of the decision and thank her for her suggestion.

Town Meeting: The Trustees will prepare an agenda for the meeting which will be held at the beach on Tuesday, May 14 at 7:30 pm.

Reservation system: Joe Kerrigan is in the process of updating the system to allow residents and CC members to reserve picnic tables on their own if they wish.

CBIA, Inc: The Trustees reviewed the April 29 CBIA, Inc. letter requesting additional information on the disbursements from the CBIA bank account and possible responses. Connie Mansell and Rhonda Loje of CBIA, Inc. joined the meeting at 8 am. Plans for Beach clean-up were reviewed. The Trustees delivered a letter setting forth procedures CBIA, Inc. should follow in proposing Beach improvements and summarized its principal points. The CBIA, Inc. representatives did not comment and left the meeting.

Next Meeting: Friday June 7, 2013 7:30 am at the beach