

I submit this brief summary report as liaison between the Board and the Cottage Task Force.

Last year, the Board felt it was time to revisit the future of the Association cottage. It is in dire need of renovation. So a task force was created: Bob Mercier, Page Heslin, Brooke Mallory, Jim LaFond, Steve Bruno, and John Makiaris.

What do we do with the cottage? The Cottage Task Force discussed various ideas. In the interest of saving time, and merely as an introduction to you all today, here are some of our thoughts in no particular priority order.

Once renovated, the Association could house a person (perhaps a retired policeman or teacher, obviously someone reliable and responsible), who would, in trade (either partially or wholly), provide security for us and help to maintain our community. In a time where our lives are busier than ever, and dare I say, our community is growing older, volunteerism has waned significantly. We can no longer completely depend on volunteers within our beach community. And many people have indicated they would appreciate better security. That is one idea.

Also, once renovated, the Association could re-rent the cottage differently. As you know, presently, it is being rented month to month. Perhaps a management firm could oversee summer rentals on a weekly basis, and then during the winter, we could try an academic rent. In this way, we stand to make considerably more money which should more than cover expenses and might even make money for the Association.

Then, once renovated, another option would be to sell the cottage. The key issue with this scenario would be how to handle the proceeds of such a sale and, with a possible sale to the Heights, how to prevent the establishment of a parking lot or cabanas - all of which would have to be very specifically and legally addressed. However, that is not impossible.

You will note, when considering each one of these ideas, some degree of renovation would have to occur. Unlike the new roof, whereby money had been collected and accumulated in the capital account, we would need to act more quickly to accomplish further renovation. Therefore, initial discussion led to the possibility of taking out a loan.

Certainly, there are pros and cons to each option, and clearly, information and numbers need to be fine-tuned. Details will be forthcoming. Very importantly, the new Board will have to decide how to gather information from and disseminate

information to the Association at large. We have already discussed the idea of creating a dedicated email account. Perhaps a survey, similar to the one sent several years ago relative to what we consider to be our most valuable assets, would be in order. Ultimately, a vote by the Association will determine how we proceed with the cottage. At this point, we only ask that you start thinking about this. It is an important issue. The Board knows it has to be addressed. It will be one of the first items on the next agenda for the new Board.

Respectfully submitted,
Brooke Mallory
June 17, 2017