
Corrotoman-By-The Bay Association, Inc.
Board of Directors Meeting Minutes
9:00 am, Saturday, January 10, 2026

Call to Order the January BOD meeting: Cristian Shirilla President: Called meeting to order at 9:01 am. Present were: Cristian Shirilla, Matt Crabbe, Deb Beutel, Ken Beutel, Claire Smith and via ZOOM Sam Longstreet.

Secretary's Report: Deb Beutel – Minutes of November meeting submitted for Board approval. A motion was made by Cristian Shirilla and seconded by Matt Crabbe to approve Minutes of November 2025 Board Meeting as amended. Unanimously approved.

Treasurer's Report: Claire Smith – Treasurer presented the January Treasurer's Financial Report for Board approval. A motion made by Deb Beutel and seconded by Ken Beutel to approve January Treasurer's Financial Report. Unanimously approved.

Vice President's Report: Nick Klaiber – See committee reports.

Committee Reports that were submitted are attached to this agenda

Architectural Review Committee Chair: Sam Longstreet - Committee Members: Nick Klaiber, Deb Beutel. See committee reports.

Collections Committee Chair: Deb Beutel- Committee Members: Ed Krill, Claire Smith, Sam Longstreet – See committee reports.

- 1. Investigate renegotiating the current Professional Financial Management Company Contract this Spring.**

Communications Committee Chair: Tara Linne See report.

Dock Committee Dock Master: Don Smith - Asst Dock Master Mike Arthur
See committee reports.

Finance Committee Chair: Craig Adler- Committee Members: Bill Ehlman, Ken Beutel, Scott Kellum, Lisa Adler, Beth Arthur and Claire Smith. See committee reports.

Golf Committee Chair: Jean Ehlman- Landon and Parker Shirilla, Penny Davenport, David Hamer
See committee reports.

Pool Committee Chair: Ken Beutel- Committee members: Bill Ehlman, Maria Merkowitz, Barry Jackson, Craig Adler, Deb Beutel, Lisa Adler, Nick Klaiber, Carl Failmezger, Cristian Shirilla, Don Smith. See committee reports.

Roads Committee Chair: Don Smith- Committee members: NEED VOLUNTEERS.
See committee reports.

Grounds Committee Chair: Don Smith - NEED VOLUNTEERS. See committee reports.

Social Committee Chairs: **Alisson Klaiber-** Committee members: Kristy Shirilla, Lisa McNair, Hope Crabbe, Debbie Snellings, Susie Berry, Deb Beutel. See committee reports.

Tennis Committee Chair: **Jean Ehlman** Committee member Glenn Bryant. See committee reports.

Volunteer Legal Committee Chair: **Ed Krill** - See committee reports.

Special Committees:

Documentation Rewrite Committee Chair: **Kathy Craven-** Committee members, Jean Ehlman, Bob Burrus, Carol Greenwalt, Travis Gibbons and Ed Krill.
See committee reports.

“Friends of CBTB” Fundraising Committee Co-Chairs: **Lisa Adler and Deb Beutel:** Committee members, Susie Berry, Hope Crabbe, Laura Faul, Scott Kellam, Lisa Lindeman, Lisa MacNair, Bryan & Annette Sklar, Claire & Don Smith. See committee reports.

Old Business:

1. Treasurer to present draft 2026-2027 Budget to Board for approval deferred until January 24th additional Board Meeting.
2. Finance Committee provided update on Pool Finances.
3. Pool Committee presented update on Pool Construction.
4. Collections Committee presented Collections update.

New Business:

1. Individuals wishing to submit their name for election to the Board of Directors at the Annual Meeting should submit a short Bio with why they desire to be a Board member to the CBTB organizational email [cibtbay@gmail.com](mailto:cbtbay@gmail.com) no later than March 1st 2026.
2. FOCBTB Committee to presented update and request for approval of Pool Furniture purchase. **Board decision was deferred until additional Board meeting on 24 January 2026.**
3. The Virginia Common Interest Community Board (CICB) recently adopted updates to the Ombudsman Complaint Regulations, effective August 1, 2025. These regulations govern how associations must receive and respond to written complaints from members. To ensure continuous compliance, our Association must formally adopt the updated Association Complaint Procedure into our governing documents to ensure your governing documents align with the most recent state requirements. **We will request Glenn Ayers to provide a draft process for inclusion into our governing documents.**
4. **Next Step in Documentation Review process is to send out draft rewritten Declaration to Community for review.**

Member Input: None

Announcements from Board: None

Next Meeting: Saturday, January 24th, 2026, 9am

Motion to adjourn Board meeting: A motion was made by Matt Crabbe and seconded by Cristian Shirilla to adjourn the meeting at 10:23 am. Unanimously approved.

Board Member Terms

Craig Adler (2024-2027)	Deb Beutel (2023-2026)
Ken Beutel (2024-2027)	Matt Crabbe (2024-2027)
Nick Klaiber (2023-2026)	Sam Longstreet (2025-2028)
Cristian Shirilla (2025-2028)	Claire Smith (2023-2026)
Don Smith (2025-2028)	

SCHEDULE OF MEETINGS

Saturday, March 14th , 2026 9 am
Annual Meeting & Election , Saturday May 3rd , 2026 9 am
Saturday, July 11th , 2026 9 am
Saturday, September 12th, 2026
Saturday, November, 14th , 2026

Corrotoman-by-the-Bay Association

Balance Sheet as of 10/31/2025

Assets	Operating	Reserve	Total
Assets			
FCB OPERATING ACCOUNT	\$99,747.13		\$99,747.13
CHESAPEAKE BANK OPERATING	\$180,552.68		\$180,552.68
CHESAPEAKE BANK CAPITAL RESERVE 5065		\$222,589.23	\$222,589.23
CHESAPEAKE BANK ICS SWEEP ACCOUNT*065		\$41.05	\$41.05
A/R - ASSESSMENTS & FEES	\$83,106.38		\$83,106.38
ASSESSMENT A/R RESERVE	(\$36,222.72)		(\$36,222.72)
A/R - FROM OP / (FROM RES)		\$166,975.00	\$166,975.00
PREPAID EXPENSES - INSURANCE	\$1,271.06		\$1,271.06
INCOME TAX DEPOSIT	\$1,172.00		\$1,172.00
Total Assets	\$329,626.53	\$389,605.28	\$719,231.81
Total Assets	\$329,626.53	\$389,605.28	\$719,231.81
Liabilities / Equity			
Liabilities			
ACCOUNTS PAYABLE	\$986.92		\$986.92
A/P - ACS WEST INC	\$70.66		\$70.66
A/P - TO RES / (TO OP)	\$166,975.00		\$166,975.00
POOL LOAN		\$166,975.00	\$166,975.00
PREPAID ASSESSMENTS	\$7,901.49		\$7,901.49
KEY DEPOSITS (DOCK KEYS)	\$1,625.00		\$1,625.00
Total Liabilities	\$177,559.07	\$166,975.00	\$344,534.07
Equity			
EQUITY - PRIOR YEARS	\$74,741.23	\$295,707.83	\$370,449.06
CURRENT YEAR NET PROFIT / (LOSS)	\$77,326.23	(\$73,077.55)	\$4,248.68
Total Equity	\$152,067.46	\$222,630.28	\$374,697.74
Total Liabilities / Equity	\$329,626.53	\$389,605.28	\$719,231.81

Corrotoman-by-the-Bay Association

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
41000 - OPERATING ASSESSMENTS	(5,863.67)	13,216.67	(19,080.34)	116,266.64	105,733.36	10,533.28	158,600.00
43000 - INTEREST EARNED - OPERATING	4.54	-	4.54	43.97	-	43.97	-
44000 - INT ON DELINQUENT ASSESSMENTS	-	-	-	139.78	-	139.78	-
45000 - LATE FEES BILLED	(21.00)	-	(21.00)	330.58	-	330.58	-
45100 - FEES - DOCK / TENNIS / ETC	-	200.00	(200.00)	3,002.00	1,600.00	1,402.00	2,400.00
46000 - POOL INCOME	-	-	-	1,233.00	-	1,233.00	-
46100 - CLUBHOUSE INCOME	-	-	-	8,443.25	-	8,443.25	-
Total Operating Income	(5,880.13)	13,416.67	(19,296.80)	129,459.22	107,333.36	22,125.86	161,000.00
Total Income	(5,880.13)	13,416.67	(19,296.80)	129,459.22	107,333.36	22,125.86	161,000.00

Operating Expense

Operating Expenses							
51000 - GROUNDS MAINTENANCE	2,400.00	1,704.17	(695.83)	16,600.00	13,633.36	(2,966.64)	20,450.00
51106 - GENERAL MAINT & REPAIR	-	31.25	31.25	-	250.00	250.00	375.00
51110 - ROAD REPAIRS	-	208.33	208.33	112.64	1,666.64	1,554.00	2,500.00
51120 - DOCK MAINTENANCE	-	16.67	16.67	-	133.36	133.36	200.00
52000 - ELECTRICITY	128.22	291.67	163.45	2,782.93	2,333.36	(449.57)	3,500.00
52100 - GAS / FUELS	-	62.50	62.50	787.83	500.00	(287.83)	750.00
52200 - WATER & SEWER	45.00	333.33	288.33	1,624.02	2,666.64	1,042.62	4,000.00
52350 - INTERNET	-	200.00	200.00	1,368.09	1,600.00	231.91	2,400.00
54000 - GENERAL ADMINISTRATIVE	18.70	-	(18.70)	1,458.39	-	(1,458.39)	-
54008 - MISCELLANEOUS OPERATING	-	16.67	16.67	-	133.36	133.36	200.00
54100 - MANAGEMENT FEE	500.00	500.00	-	4,000.00	4,000.00	-	6,000.00
54110 - POSTAGE / COPIES / SUPPLIES	-	275.00	275.00	518.58	2,200.00	1,681.42	3,300.00
54130 - TAXES & FEES	-	219.17	219.17	130.00	1,753.36	1,623.36	2,630.00
54165 - CLOSING FEES	-	16.67	16.67	-	133.36	133.36	200.00
54180 - RESERVE STUDY	-	-	-	3,000.00	-	(3,000.00)	-
54900 - BAD DEBTS	-	625.00	625.00	-	5,000.00	5,000.00	7,500.00
55000 - INSURANCE	-	416.67	416.67	5,148.00	3,333.36	(1,814.64)	5,000.00
55100 - LEGAL FEES	-	416.67	416.67	2,545.60	3,333.36	787.76	5,000.00
55150 - LEGAL FEES-COLLECTIONS	-	333.33	333.33	406.14	2,666.64	2,260.50	4,000.00
55200 - AUDIT / TAX RETURNS	-	66.67	66.67	550.00	533.36	(16.64)	800.00
55250 - INCOME TAX	-	-	-	665.00	-	(665.00)	-
57000 - POOL OPERATIONS	-	772.50	772.50	1,628.11	6,180.00	4,551.89	9,270.00
57100 - POOL MAINTENANCE	-	112.92	112.92	4,469.43	903.36	(3,566.07)	1,355.00
58100 - CLUBHOUSE MAINTENANCE	770.00	333.33	(436.67)	4,291.27	2,666.64	(1,624.63)	4,000.00
58200 - CLUBHOUSE SUPPLIES	-	-	-	46.96	-	(46.96)	-
Total Operating Expenses	3,861.92	6,952.52	3,090.60	52,132.99	55,620.16	3,487.17	83,430.00
Total Expense	3,861.92	6,952.52	3,090.60	52,132.99	55,620.16	3,487.17	83,430.00

Corrotoman-by-the-Bay Association

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	(9,742.05)	6,464.15	(16,206.20)	77,326.23	51,713.20	25,613.03	77,570.00

Corrotoman-by-the-Bay Association

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
71000 - RESERVE ASSESSMENTS - CAPITAL	5,291.67	5,291.67	-	42,333.36	42,333.36	-	63,500.00
73000 - INTEREST EARNED - CAP RESERVES	747.08	-	747.08	6,213.89	-	6,213.89	-
Total Reserve Income	6,038.75	5,291.67	747.08	48,547.25	42,333.36	6,213.89	63,500.00
Total Income	6,038.75	5,291.67	747.08	48,547.25	42,333.36	6,213.89	63,500.00
Reserve Expense							
Reserve Expenses							
76300 - CAP RESERVE EXPENSE	49,057.00	-	(49,057.00)	121,624.80	-	(121,624.80)	-
Total Reserve Expenses	49,057.00	-	(49,057.00)	121,624.80	-	(121,624.80)	-
Total Expense	49,057.00	-	(49,057.00)	121,624.80	-	(121,624.80)	-
Reserve Net Total	(43,018.25)	5,291.67	(48,309.92)	(73,077.55)	42,333.36	(115,410.91)	63,500.00
Net Total	(52,760.30)	11,755.82	(64,516.12)	4,248.68	94,046.56	(89,797.88)	141,070.00

Corrotoman-by-the-Bay Association

Balance Sheet as of 11/30/2025

Assets	Operating	Reserve	Total
Assets			
FCB OPERATING ACCOUNT	\$97,508.05		\$97,508.05
CHESAPEAKE BANK OPERATING	\$13,105.89		\$13,105.89
CHESAPEAKE BANK CAPITAL RESERVE 5065		\$98,881.06	\$98,881.06
A/R - ASSESSMENTS & FEES	\$78,864.91		\$78,864.91
ASSESSMENT A/R RESERVE	(\$36,222.72)		(\$36,222.72)
A/R - FROM OP / (FROM RES)		(\$166,975.00)	(\$166,975.00)
PREPAID EXPENSES - INSURANCE	\$1,271.06		\$1,271.06
INCOME TAX DEPOSIT	\$560.00		\$560.00
Total Assets	\$155,087.19	(\$68,093.94)	\$86,993.25
Total Assets	\$155,087.19	(\$68,093.94)	\$86,993.25
Liabilities / Equity			
Liabilities			
ACCOUNTS PAYABLE	\$3,025.29		\$3,025.29
A/P - ACS WEST INC	\$211.98		\$211.98
A/P - TO RES / (TO OP)	(\$166,975.00)		(\$166,975.00)
CHESAPEAKE BANK POOL LOAN	\$166,403.21		\$166,403.21
PREPAID ASSESSMENTS	\$8,087.49		\$8,087.49
KEY DEPOSITS (DOCK KEYS)	\$1,625.00		\$1,625.00
Total Liabilities	\$12,377.97		\$12,377.97
Equity			
EQUITY - PRIOR YEARS	\$74,741.23	\$295,707.83	\$370,449.06
CURRENT YEAR NET PROFIT / (LOSS)	\$67,967.99	(\$363,801.77)	(\$295,833.78)
Total Equity	\$142,709.22	(\$68,093.94)	\$74,615.28
Total Liabilities / Equity	\$155,087.19	(\$68,093.94)	\$86,993.25

Corrotoman-by-the-Bay Association

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
41000 - OPERATING ASSESSMENTS	(5,291.67)	13,216.67	(18,508.34)	110,974.97	118,950.03	(7,975.06)	158,600.00
43000 - INTEREST EARNED - OPERATING	16.07	-	16.07	60.04	-	60.04	-
44000 - INT ON DELINQUENT ASSESSMENTS	-	-	-	139.78	-	139.78	-
45000 - LATE FEES BILLED	(32.00)	-	(32.00)	298.58	-	298.58	-
45100 - FEES - DOCK / TENNIS / ETC	-	200.00	(200.00)	3,002.00	1,800.00	1,202.00	2,400.00
46000 - POOL INCOME	-	-	-	1,233.00	-	1,233.00	-
46100 - CLUBHOUSE INCOME	50.00	-	50.00	8,493.25	-	8,493.25	-
Total Operating Income	(5,257.60)	13,416.67	(18,674.27)	124,201.62	120,750.03	3,451.59	161,000.00
Total Income	(5,257.60)	13,416.67	(18,674.27)	124,201.62	120,750.03	3,451.59	161,000.00

Operating Expense

Operating Expenses							
51000 - GROUNDS MAINTENANCE	-	1,704.17	1,704.17	16,600.00	15,337.53	(1,262.47)	20,450.00
51106 - GENERAL MAINT & REPAIR	-	31.25	31.25	-	281.25	281.25	375.00
51110 - ROAD REPAIRS	-	208.33	208.33	112.64	1,874.97	1,762.33	2,500.00
51120 - DOCK MAINTENANCE	157.95	16.67	(141.28)	157.95	150.03	(7.92)	200.00
52000 - ELECTRICITY	131.49	291.67	160.18	2,914.42	2,625.03	(289.39)	3,500.00
52100 - GAS / FUELS	564.45	62.50	(501.95)	1,352.28	562.50	(789.78)	750.00
52200 - WATER & SEWER	61.25	333.33	272.08	1,685.27	2,999.97	1,314.70	4,000.00
52350 - INTERNET	318.04	200.00	(118.04)	1,686.13	1,800.00	113.87	2,400.00
54000 - GENERAL ADMINISTRATIVE	32.56	-	(32.56)	1,490.95	-	(1,490.95)	-
54008 - MISCELLANEOUS OPERATING	-	16.67	16.67	-	150.03	150.03	200.00
54100 - MANAGEMENT FEE	500.00	500.00	-	4,500.00	4,500.00	-	6,000.00
54110 - POSTAGE / COPIES / SUPPLIES	-	275.00	275.00	518.58	2,475.00	1,956.42	3,300.00
54130 - TAXES & FEES	-	219.17	219.17	130.00	1,972.53	1,842.53	2,630.00
54165 - CLOSING FEES	-	16.67	16.67	-	150.03	150.03	200.00
54180 - RESERVE STUDY	-	-	-	3,000.00	-	(3,000.00)	-
54300 - LOAN INTEREST	521.79	-	(521.79)	521.79	-	(521.79)	-
54900 - BAD DEBTS	-	625.00	625.00	-	5,625.00	5,625.00	7,500.00
55000 - INSURANCE	-	416.67	416.67	5,148.00	3,750.03	(1,397.97)	5,000.00
55100 - LEGAL FEES	1,079.12	416.67	(662.45)	3,624.72	3,750.03	125.31	5,000.00
55150 - LEGAL FEES-COLLECTIONS	618.99	333.33	(285.66)	1,025.13	2,999.97	1,974.84	4,000.00
55200 - AUDIT / TAX RETURNS	-	66.67	66.67	550.00	600.03	50.03	800.00
55250 - INCOME TAX	-	-	-	665.00	-	(665.00)	-
57000 - POOL OPERATIONS	-	772.50	772.50	1,628.11	6,952.50	5,324.39	9,270.00
57100 - POOL MAINTENANCE	-	112.92	112.92	4,469.43	1,016.28	(3,453.15)	1,355.00
58100 - CLUBHOUSE MAINTENANCE	115.00	333.33	218.33	4,406.27	2,999.97	(1,406.30)	4,000.00
58200 - CLUBHOUSE SUPPLIES	-	-	-	46.96	-	(46.96)	-
Total Operating Expenses	4,100.64	6,952.52	2,851.88	56,233.63	62,572.68	6,339.05	83,430.00

Corrotoman-by-the-Bay Association

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	4,100.64	6,952.52	2,851.88	56,233.63	62,572.68	6,339.05	83,430.00
Operating Net Total	(9,358.24)	6,464.15	(15,822.39)	67,967.99	58,177.35	9,790.64	77,570.00

Corrotoman-by-the-Bay Association

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
71000 - RESERVE ASSESSMENTS - CAPITAL	5,291.67	5,291.67	-	47,625.03	47,625.03	-	63,500.00
73000 - INTEREST EARNED - CAP RESERVES	393.29	-	393.29	6,607.18	-	6,607.18	-
Total Reserve Income	5,684.96	5,291.67	393.29	54,232.21	47,625.03	6,607.18	63,500.00
Total Income	5,684.96	5,291.67	393.29	54,232.21	47,625.03	6,607.18	63,500.00
Reserve Expense							
Reserve Expenses							
75550 - NEW POOL BUILD	669.18	-	(669.18)	669.18	-	(669.18)	-
76300 - CAP RESERVE EXPENSE	295,740.00	-	(295,740.00)	417,364.80	-	(417,364.80)	-
Total Reserve Expenses	296,409.18	-	(296,409.18)	418,033.98	-	(418,033.98)	-
Total Expense	296,409.18	-	(296,409.18)	418,033.98	-	(418,033.98)	-
Reserve Net Total	(290,724.22)	5,291.67	(296,015.89)	(363,801.77)	47,625.03	(411,426.80)	63,500.00
Net Total	(300,082.46)	11,755.82	(311,838.28)	(295,833.78)	105,802.38	(401,636.16)	141,070.00

Committee Reports January 10th 2026 Meeting

Architecture Committee Report– No report

Collections Committee Report

We continue to make progress on Collections and on updating ownership and member records for billing of assessments to ALL CBTB Lots.

Dock Committee Report– No report

Finance Committee Report –

CBTB POOL CONSTRUCTION PROJECT

BOARD STATUS REPORT 1/10/2026

- Project continues to be on cost and schedule with a positive variance \$25K as compared to our approved budget of \$602K
- Estimate to complete has remaining reserves built in at \$6K for unknowns
- Contracts are in place for all major remaining work (fence, equipment room, security access)
- Milestones 1-6 are completed with a contracted value of \$429K from original contract value of \$477K or 90%
- Milestones 1-6 and Change Orders 1-5 have been fully paid with a total value of \$441K

- Only 2 change orders had cost - #2 Bubblers \$2,455 & #3 Expanded deck for sun shades \$9,300
- Bank draws have totaled \$248K to date
- Partial lien waivers have been executed from Douglas Aquatics through Milestone 6 & CO 3
- Forecasted reserve balance at 2/28/26 is at \$22K consistent with Board briefing on Feb 2025
- Forecasted debt balance at completion of project at \$277K is below our planned balance of \$300K due to
 - managing the project below budget & using minimal operating funds
 - Pool construction project on schedule to complete before 2026 season begins

Pool Committee Report

Prepared by: Pool Committee

Current Status

Since November, the project has advanced through several major visible phases. The concrete pool deck is complete, perimeter fencing is installed, and the pool shelter has progressed to an enclosed structure that is substantially complete on the exterior. The project is now transitioning to interior systems, finishes, and site completion.

Taking into account winter conditions and the required sequencing of pool systems installation prior to plastering, the projected completion timeframe is now March or April 2026. This remains ahead of original planning assumptions and reflects a realistic allowance for seasonal pauses. Pool maintenance has been budgeted to commence in May 2026.

Summary of Construction Activity

November 2025 – January 2026

- **Concrete Deck Installation:**
The concrete contractor completed placement and finishing of the full pool deck following final grading and utility coordination. After curing, the deck was stripped of forms and inspected, providing a durable and accessible surface for the pool complex.
- **Perimeter Fence Installation:**
A new 6-foot black-coated chain-link fence was installed around the pool area, matching the tennis court fencing and completing the primary safety enclosure.
- **Shelter Foundation and Framing:**
The shelter foundation was poured, followed by rapid progress on framing and enclosure. Exterior walls are now in place, clearly defining the interior space for utilities and finishes.
- **Shelter Interior and Electrical Rough-In:**
Electrical rough-in work continued inside the shelter, including preparation for lighting, outlets, and equipment connections. These activities were coordinated carefully to avoid disruption now that concrete and slab work are complete.
- **Access Control Preparatory Work:**
Preparatory work began for the new access control system serving the pool gate and clubhouse, laying the groundwork for a transition away from legacy keys and door codes.

Budget Note

The current budget request includes flexibility to supplement the purchase of new pool furniture, if needed, in coordination with the funds collected through the Friends of CBTB fundraising efforts. This ensures that final selections and procurement can proceed smoothly while fully applying all designated fundraising contributions.

Looking Ahead

With major exterior work complete, visible construction activity is naturally reduced during mid-winter. This reflects appropriate sequencing and weather considerations rather than any delay to the project.

The next phases include installation of pool mechanical and circulation systems, final fence and gate hardware, continued shelter build-out, access control installation, and interior plastering once temperatures permit. Upon completion of plastering, the pool will be filled immediately, allowing commissioning, final grading, landscaping, and preparations for opening.

Friends of CBTB Committee Report - We have received numerous estimates for new pool furniture. We opened a Commercial Account with Polywood in order to get best pricing and have negotiated quotes with three other local vendors. We are forwarding a recommendation for the selected vendor for the Pool Furniture to the Board (See attached brief) We hope to see all our neighbors at future events and if you have an idea for an event we would love to hear your ideas!

Golf Committee Report – No Report

Grounds' Committee Report – No report

Legal Committee Report – No report

Roads Report – No report

Tennis Report – No report