

Excerpts from March 26, 2026 BOG Meeting Related to Boundary Expansion

10. Black Point Boundary Expansion Update (B. Bayne, C. Chapin, D. Reis)

Note Ms. Chapin reported that there has not been much movement since the February meeting, which ended with an unclear sense of next steps. She has since spoken several times with Mr. Reis, who felt it would be better to wait until the May Annual Meeting to gauge member interest rather than pushing ahead immediately. Ms. Chapin agreed this was the more appropriate approach.

Note The proposed plan is to hold a non-binding vote at the May Annual Meeting to see whether members want the Board to explore boundary expansion further. The advance meeting materials would include a map showing the current boundaries and the eligible properties.

Note Eligible properties include those that must cross Black Point roads to reach their homes, specifically:

*Properties on the south side of Bond Street.

*Properties along West Lane.

*The Farmhouse property.

*A few parcels with crossover easements.

Note Mr. Schepker noted that Mr. Capozza had asked for a breakdown of legal fees related to boundary expansion.

Note Ms. Chapin reported that \$730 spent so far specifically on boundary-related legal work, and one invoice from Halloran & Sage was labeled "SHIPP Grant and Charter", and the Charter-related portion still needs to be separated out. She plans to work with Mr. Capozza and the law firm to get a detailed breakout.