

To: Members of the Board of NSBG, Inc.

Date: May 6, 2026

NOTICE OF BOARD MEETING

Notice is hereby given that the Board of NSBG, Inc., will conduct a meeting at the following date and time:

**Saturday, May 9, 2026 at 12:00 p.m. (Noon)
Eastern**

The meeting will be conducted by Zoom.

Zoom Meeting Registration Arrangements:

You are invited to a Zoom meeting.

When: May 9, 2026 12:00 PM (Noon) Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us06web.zoom.us/j/85701725735?pwd=r60shzAf89QG3jvdafEHFI8l6Q0104.1>

After registering, you will receive a confirmation email containing information about joining the meeting.

Michael Timmeny, Secretary

AGENDA

NSBG, Inc.

Meeting of the Board of Directors

May 9, 2026, at 12:00 p.m. (Noon) Eastern

1. Call to order

2. Approval of Agenda

3. Old Business:

- Approval of prior Board Meeting Minutes – April 7, 2026.
- Ratification of the following board votes adopted unanimously by electronic mail subsequent to the April 7, 2026 Board meeting:
 - Construction Permit Revision – 45 Holly Road - Approved
 - Proposal from Retro Events to provide catering service for the Memorial Weekend Gathering – Approved
 - Construction Permit Application – 39 Holly Road – Approved
 - Proposal from Coastline Pools to provide additional work associated with the pool refinishing project – Approved
 - Construction Permit Application – 69 Harbor Road – Approved
 - Sunday construction work request – 21 Ocean Drive – Approved
 - Request for Event on North Shores Beach – 61 Harbor Road - Approved

4. New Business:

- Vote on Motion introduced by Steve Hollman. Motion: “I move for the Board to ratify the longstanding rule, policy and consistently applied practice of requiring that driveway widths on non-grandfathered properties be limited to 15 feet.”
- Vote on Motion introduced by Steve Hollman. Motion: “I move for the Board to ratify the longstanding rule, policy and consistently applied practice providing that no “shack ... or other outbuilding shall be erected or placed or used for any purpose whatever upon any lot or land area” unless connected by roof to the main structure.”
- Vote on Construction Permit Application for a Major Construction Project at 22 Harbor Road.
- Vote on Construction Permit Application for a Major Modification Project at 42 Farview Road.
- Other New Business, if any

5. Adjournment