NSBG, INC.

Board of Directors Meeting

Meeting Minutes

May 9, 2026 • 12:00 p.m. (Noon) Eastern • Via Zoom

Attendance

Board Members Present

- Helen Hoart [Board Chair/President]
- Steven Hollman
- Felice Friedman
- David Antonelli
- Michael Timmeny [Secretary]

Also Present

- Chris Redefer [Community Executive]
- Approximately 16 participants total (including community members)

1. Call to Order

The Board Chair called the meeting to order at approximately 12:02 p.m. Eastern on May 9, 2026. The meeting was held via Zoom. The Chair noted that the meeting would follow Robert's Rules of Order for Small Boards.

2. Approval of Agenda

The agenda was presented for approval. Upon a call for approval, all board members present responded affirmatively. The agenda was approved by unanimous consent.

3. Old Business

A. Approval of Prior Board Meeting Minutes – April 7, 2026

A motion was made to approve the minutes of the April 7, 2026 Board meeting. Discussion ensued regarding Board Member Steven Hollman's concern that the minutes did not accurately capture the language of his motion regarding driveway guidelines. Specifically, Mr. Hollman stated that his motion was framed in the minutes as being limited to "his guidelines," whereas he believed he made a broader request concerning safety and cost concerns animating the adoption of the driveway width rule.

Mr. Hollman noted that he had previously requested the audio recording of the meeting to verify the minutes, and that although Community Executive Chris Redefer had attempted to transmit the file via WeTransfer, Mr. Hollman did not receive it. Mr. Redefer acknowledged the miscommunication and agreed to re-send the audio file promptly after the meeting.

Discussion among board members reflected a difference of views: some members favored proceeding with approval given the time elapsed, while others felt Mr. Hollman should have the opportunity to review the audio before a final vote. The Board ultimately voted to defer approval of the April 7, 2026 minutes pending Mr. Hollman's review of the audio recording.

The Board Chair requested that Mr. Hollman act on this promptly and communicate any proposed revisions to the full board. Mr. Hollman agreed to do so upon receipt of the audio file.

Outcome: Approval of April 7, 2026 minutes deferred.

B. Ratification of Electronic Board Votes

The following board votes, each adopted unanimously by electronic mail subsequent to the April 7, 2026 Board meeting, were ratified:

Item	Vote
Construction Permit Revision – 45 Holly Road	Approved Unanimously
Proposal from Retro Events – Memorial Weekend Catering	Approved Unanimously
Construction Permit Application – 39 Holly Road	Approved Unanimously
Proposal from Coastline Pools – Pool Refinishing Additional Work	Approved Unanimously
Construction Permit Application – 69 Harbor Road	Approved Unanimously
Sunday Construction Work Request – 21 Ocean Drive	Approved Unanimously
Request for Event on North Shores Beach – 61 Harbor Road	Approved Unanimously

4. New Business

A. Motion: Ratification of 15-Foot Driveway Width Rule (Steven 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."

Discussion Summary:

Mr. Hollman moved to ratify a longstanding practice limiting driveway widths on non-grandfathered properties to 15 feet, citing safety concerns related to sightline obstructions and the cost of right-of-way infrastructure remediation. Board members and community members in attendance offered differing views on whether the practice constitutes a formal rule and whether it remains necessary given subsequently adopted line-of-sight obstruction rules. The Board voted on the motion.

Following discussion, a vote was called on the motion. The result was as follows:

Motion	Result	Vote Detail
Ratify 15-foot driveway width rule for non-grandfathered properties	**Failed (3-2)**	In Favor: Steven Hollman, Helen Hoart Opposed: Michael Timmeny, Felice Friedman, David Antonelli

The Board Chair noted that the question should be brought before the broader community, and encouraged the incoming board to initiate a formal community engagement process on this matter.

B. Motion: Ratification of Outbuilding Attachment Rule (Steven 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."

Discussion Summary:

Mr. Hollman moved to ratify a practice requiring that outbuildings or accessory structures be connected by roof to the main structure. The motion arose in connection with a pending permit application (42 Farview Road) for an open-roofed deck structure. The majority of the Board concluded that the proposed structure, attached to the main house via a continuous deck, was permissible under the covenants as an attached gazebo-type structure and did not require a roof connection. No neighbor comments were received during the comment period. A vote was called on the motion.

Motion	Result	Vote Detail
Ratify outbuilding/attachment rule requiring roof connection to main structure	**Failed (1-4)**	In Favor: Steven Hollman Opposed: Michael Timmeny, Felice Friedman, David Antonelli, Helen Hoart Abstained: None

C. Construction Permit Application – Major Construction Project at 22 Harbor Road

Summary:

The application involved a major construction/rebuild project. The project included a request for a circular driveway, with one pre-existing driveway grandfathered. The question before the Board was whether the new circular driveway should be required to conform to a 15-foot width limitation under the driveway practice discussed above.

Board Member Felice Friedman stated she did not believe a 15-foot driveway rule existed and would not vote to impose that limitation. The Board voted on the permit application as submitted, without imposition of a 15-foot width restriction on the new driveway.

Motion	Result	Vote Detail
Construction Permit Application – 22 Harbor Road (as submitted)	**Approved (3-2)**	In Favor: Felice Friedman, Michael Timmeny, David Antonelli Opposed: Steven Hollman, Helen Hoart

D. Construction Permit Application – Major Modification Project at 42 Farview Road

Summary:

This permit application, discussed in connection with the outbuilding motion above (Item B), involves a proposal to extend an existing deck and add a large, open-roofed structure (gazebo/pavilion style, without walls) at the end of the deck at 42 Farview Road. The Board had concluded in its discussion of Item B that this structure, attached to the main house via the continuous deck, was permissible under the covenants as an attached gazebo-type structure.

No neighbor objections were received. A vote was called on the permit application as submitted.

Motion	Result	Vote Detail
Construction Permit Application – 42 Farview Road (as submitted)	**Approved (4-1)**	In Favor: David Antonelli, Helen Hoart, Michael Timmeny, Felice Friedman Opposed: None Abstained: Steven Hollman

5. Additional Discussion Items Noted for Future Action

The following matters were identified during the meeting as requiring further action by the Board:

- Right-of-Way Infrastructure Cost Allocation: A draft policy prepared by Community Executive Chris Redefer on allocation of costs between North Shores and homeowners for infrastructure repair in the right-of-way has been circulated but not yet formally reviewed. The Board noted this requires discussion and formal adoption.
- Driveway Width Policy – Community Engagement: The Board Chair and several members indicated that the driveway width issue should be presented to the broader community in a structured manner, explaining both the rationale for the practice and the arguments for and against formalizing it as a rule. The incoming board was encouraged to pursue this.
- April 7, 2026 Minutes: Community Executive Chris Redefer will re-send the audio recording of the April 7, 2026 meeting to Mr. Hollman via WeTransfer. Mr. Hollman will review the recording, propose any revisions, and circulate his comments to the full board for an electronic vote.

6. Adjournment

A motion to adjourn was made and approved unanimously. The meeting adjourned at approximately 1:17 p.m. Eastern.

Respectfully submitted,

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Michael Timmeny, Secretary
NSBG, Inc. Board of Directors

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Date of Approval