

NOTICE OF MEETING

**QUONOCHTONIAG CENTRAL BEACH FIRE DISTRICT
BOARD OF GOVERNORS**

January 10, 2026

9:00 a.m.

**Charlestown Police Station Meeting Room
4901 Old Post Road
Charlestown, RI 02813**

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| 1. Call to Order/Moderator's Opening Remarks: | Moderator, Al Bartosic |
| 2. Approval of Minutes: | Clerk, Debbie Dupre |
| a. Approval of Minutes of BoG Meetings held on October 10, 2025. | |
| 3. Moderator's Report: | Moderator, Al Bartosic |
| a. Discussion and possible action with respect to the Rhode Island Non-Owner-Occupied Property Tax Act ("Taylor Swift tax"); | |
| b. Discussion and possible action with respect to the water system monitoring and distribution system; | |
| c. Update on the possible repair and/or replacement of the QCBFD tennis courts, including the current bids for such work from Hinding Tennis LLC, along with discussion and possible action in connection with the paying of a 10% deposit to reserve space on Hinding's calendar to do the repair work in 2026, should the BoG decide to move forward with the repair work; and | |
| d. Update and discussion in connection with the renewal of the lease between QCBFD and Quonochontaug Tennis Club set to expire on September 30, 2026, and further discussion and possible action to establish a process on behalf of the BoG to appraise, negotiate and recommend a possible lease renewal. | |
| 4. Treasurer's Report: | Al Bartosic for the Treasurer |
| a. Update on 2025 tax collection; | |
| b. Update on need for an insurance rider to cover the newly constructed water system upgrade once completed; and | |
| c. Update on the expiration in April 2026 and renewal of the District's RI tax exemption certificate. | |
| 5. Committee Chairs' Reports: | |
| a. Long Range Planning: | Renee Cohen |
| i. Update on the status of LRP work and committee. | |
| b. Finance and Budget: | Al Bartosic for Barry Okun |

- i. Update on fourth quarter and year-to-date financials and status of state filings; and
- ii. Update and discussion on water upgrade project financing including EPA grant.

c. Public Works: **Bob Frazier**

- i. Update on water system upgrade project.

d. Community Property: **Al Bartosic for Mark Alperin**

- i. Update on the expiration on December 31, 2025 of the current landscaping contract with GLC along with discussion and possible vote on future service proposals from GLC and an alternative to provide landscaping/mowing services to the District for three years on an as-needed basis, the cost of which will be within the amount currently budgeted for such services and further, to authorize the Moderator or his designee to execute a resulting 3-year landscaping contract.

6. Managers' Reports:

Managers will report updating the BoG on their work since the last BoG Meeting in addition to any specified areas of discussion

a. Boating **Will Carpenter**

b. Special Events **Amy Murphy**

c. Merchandise Sales **Julie Low**

- i. Update, discussion and possible action regarding Merchandise Sales' use of community property for POD storage for short term storage for business needs.

d. Beach and Dunes **Debbie Dupre for June Cairns and Cindy Rice Kirtland**

- i. Discussion and possible action on the proposal from Larlham Landscape Construction Company to repair snow fencing along QCB in an amount up to \$3530, authorizing the Moderator or his designee to execute the contract and if necessary, moving the required funds from the Contingency account into the Beaches and Dunes account.

e. The Police Liaison/Manager of Beach Gate Monitors **Ron Ruel**

f. Ball Field **Matt DeFusco**

g. Tennis Courts **Mark McEnroe**

7. District Website: **Debbie Dupre for Webmaster, Liz Pomeroy**

- a. Update on new website host provider project.

8. Adjournment: