

BONNET SHORES LAND TRUST
130 BONNET SHORES ROAD
MAY 19, 2026
7:00PM

Call To Order

Pledge of Allegiance

AGENDA

Announcements

On April 21st, the BSFD LT voted to prohibit any amendments to Land Trust Property by anyone. Signage stating 'Property of Bonnet Shores Land Trust' will be placed as a gentle reminder for all!

Causeway safety mirror missing since April 1, 2026

NFD responded 4/5/2026 for a recycle barrel burning up resulting in fire damage to our Kelly Beach Landing. Repairs have been done. No Memorial Benches were vandalized or burned.

A special 'Thank You' to Allegra Lopardo for her artistic handywork in crafting the LT's Kid's Playground Fundraiser Flyer. Donation program to assist in payment of these improvements.

Public Comment (3 minutes only)

New and Ongoing Business

1) Guest Speaker - Richard Pastore, P.E. RP Engineering Civil EngineersMr. Pastore will explain the Phase One Requirement for Land Acquisitions

(Question & Answer period to follow- 3 minutes-one person at a time only)

2) Motion, discussion vote to approve Tuesday April 21, 2026 *Draft Meeting Minutes*

3) Motion, discussion, vote to approve expenditure of a \$225.00 Clarke Farms fee for a site review for plantings at our BSFD playground (Money in current LT budget)

4) Motion, discussion, vote to approve Staples playground flyer and donation log

25 color copies on standard paper - \$20.43

25 black and white copies on standard paper - \$8.73

Staples DC5840 Receipt Booklet(2) = \$ 14.38 (50)sets /book (Money in current LT budget)

5) Motion, discussion, vote to purchase paint, stencils, for repurposed green & white causway signs stating 'Property of Bonnet Shores Land Trust' (Money in current LT budget)

6) Motion, discussion vote to approve amended language of the previously approved Rules &

Regulations for the 501(c)3.

Schedule next June 2026 LT meeting review, discuss next meeting day, date, time

Adjournment

A motion to adjourn. A 2nd. All in favor.

ATTACHMENTS: Amended Land Trust Rules & Regulations

Executive Summary: Bonnet Shores Land Trust Rules and Regulations

These rules and regulations outline how the **BSFD Land Trust** came into existence, its governance, and basic operational procedures, in a separate document as recommended in the January Foundation discussion. The Trust does not have separate bylaws. The rules and regulations will be used to amend the 501 c 3 submission with the IRS.

They are modelled after two other Land Trust Rules and Regulations, which were also set up by the R.I. General Assembly. They are tailored specifically to incorporate the provisions in the two Acts of the R.I. General Assembly that constitute the Trust Charter.

Three changes have been made since the approval by the Land Trust.

The citations were changed for the two Acts creating the Land Trust to reflect how they are identified in the Acts at State House Law Library. The dates the laws went into effect are also identified.

The section on reference to the Robert Rules section on meetings was changed to indicate that the Robert Rules' section on meetings will be used as guidance only in conducting meetings.

Draft: Rules and Regulations

BONNET SHORES LAND TRUST RULES AND REGULATIONS

I. ESTABLISHMENT - In June of 1991, the Rhode Island General Assembly authorized the Bonnet Shores Fire District Council to establish the Bonnet Shores Land Trust (hereinafter called the "Trust"), defined as "a body politic and corporate and a public instrumentality" for the purposes outlined in as outlined in the applicable law, an Act "Establishing the Bonnet Shores Land Trust – Public Laws of the State of Rhode Island, Chapter 91-419," effective June 20, 1991.

The Act authorizes the Trustees to adopt reasonable rules and regulations governing the conduct of Trust affairs, including the acquisition and management of its holdings, provided they are not inconsistent with the provisions of the Act. Pursuant to an Act "Establishing the Bonnet Shores Land Trust – Public Laws of the State of Rhode Island, Chapter 92-491," effective July 21, 1992, these Rules and Regulations are subject to the approval of the Bonnet Shores Fire District Council. The two Acts establishing the Trust are hereinafter collectively called the "Trust Charter." Where a discrepancy exists between the Trust Charter and these Rules and Regulations, the Trust Charter shall take precedence.

II. TRUSTEES - The Trust is administered by five (5) Trustees who are elected by qualified voters of the Bonnet Shores Fire District at its Annual Meeting. A Trustee is elected to serve a three-year term and shall be ineligible for re-election for one year following the expiration of said term.

A vacancy occurring during a term shall be filled by the Bonnet Shores Fire District Council. The appointed Trustee shall serve until the next Bonnet Shores Fire District Annual Meeting, at which time a Trustee will be elected to serve the remainder of the unexpired term. The Trustees may recommend candidate(s) to the Bonnet Shores Fire District Council for the appointed position.

III. OFFICERS - The officers of the Trust shall be the Chair, the Vice Chair, and the Secretary. Pursuant to the Trust Charter, these offices are held by Trustees, with the exception that the Secretary may or may not be a Trustee.

- **The Chair** has general charge and supervision of the business of the Trust and shall preside at all meetings. The Chair shall perform other duties regarding Trust properties and maintenance as requested by the Bonnet Shores Fire District Council and shall ensure all meeting notices comply with the Rhode Island Open Meetings Act (R.I.G.L. Section 42-46-1 et. seq.)
- **The Vice Chair** shall perform duties as prescribed by the Chair. When acting as Chair, the Vice Chair shall have the same powers, duties, and restrictions of that office.
- **The Secretary** shall maintain the minutes of all meetings. Once approved by the Trust, the Secretary shall submit the minutes to the Bonnet Shores Fire District Clerk.

IV. ELECTION OF OFFICERS - At the first meeting following the Annual Meeting and the election of new Trustees, the Trustees shall elect a Chair, Vice Chair, and elect or appoint a Secretary for one-year terms. If a vacancy occurs in the office of Chair, the Vice Chair shall serve as Chair for the remainder of the term. If a vacancy occurs in the office of Vice Chair the Trustees shall elect another Trustee to serve the remainder of the term, and in the office of Secretary, the Trustees shall either elect a member or appoint a non-member to fill that vacancy.

V. MEETINGS - Meetings shall be held and records maintained in compliance with the Open Meetings Act. The Trust shall meet quarterly, with at least four (4) meetings per year. Additional meetings may be called by the Chair as needed.

The section on meetings in the current edition of the Robert's Rules of Order will serve as guidance in conducting the Trust's meetings. However, the Trust Charter and these Rules and Regulations shall prevail over any conflict with *Robert's Rules* on meetings.

A quorum for decisions is a majority of Trustees present and voting, except for land acquisitions or other specific actions for land use outlined in the Trust Charter that require a majority or supermajority vote of the full Board of Trustees.

VI. OPERATING BUDGET AND FINANCIAL MATTERS - An operating budget for the Trust shall be prepared annually and submitted to the Bonnet Shores Fire District Council for review and approval. The budget must also be presented at the Annual Meeting for final approval by the qualified voters of the Bonnet Shores Fire District.

Funds collected for Trust activities shall be deposited in a designated fund maintained by the Bonnet Shores Fire District. Lawfully incurred operating expenses must be evidenced by proper vouchers, including invoices and receipts, and shall be paid by the Bonnet Shores Fire District Treasurer upon approval by the Bonnet Shores Fire District Council.

Funds released for land acquisitions or other purposes set forth in Section One of the Trust Charter require approval of the majority of Trustees and a majority vote of the Bonnet Shores Fire District Council.

The Trust may only incur debt if the Bonnet Shores Fire District Council has authorized the debt and the qualified voters have approved it at a Bonnet Shores Fire District Annual Meeting or Special Meeting.

VII. ACQUISITIONS AND DISPOSITIONS OF LAND

- **Acquisition of Property:** All acquisitions require dual approval by the Trustees and the Bonnet Shores Fire District Council and must be consistent with R.I.G.L. Chapter 91-419. An acquisition proposal and report shall be prepared for each parcel.
- **Acquisition Criteria:** Criteria include, but are not limited to:
 1. Open space significance;
 2. Environmental significance;

3. Protection of drinking water and aquifer recharge areas;
 4. Recreational significance;
 5. Historical preservation;
 6. Wildlife and habitat protection;
 7. Agricultural significance; and
 8. Intrinsic value to the community.
- **Acquisition Reports:** Reports must include a property description (including maintenance burdens), identification of special requirements, the rationale for acquisition, and associated costs/funding sources.
 - **Disposition of Property:** Disposition requires the following:
 1. A determination by the Trustees that the property is unsuitable for Trust purposes;
 2. An affirmative vote of four (4) out of five (5) Trustees;
 3. An affirmative vote of five (5) out of seven (7) Bonnet Shores Fire District Council members;
 4. An affirmative vote of two-thirds (2/3) of qualified voters at an Annual Meeting.
 - **Disposition Reports:** Reports must include the reasons for disposition, a cost-benefit analysis, and the projected impact on the community.

VIII. TAX EXEMPTION The Trustees are aware of and when needed, shall notify government bodies that Trust revenues, income, and property used in furtherance of its public purpose are tax-exempt pursuant to R.I.G.L. 91-419, Section 7, and the Trust is not required to pay any tax, excise, or assessment to the State of Rhode Island, the Town of Narragansett, or any political subdivision.

IX. ADOPTION, REVIEW, AND AMENDMENT These Rules and Regulations and any subsequent amendments shall take effect upon dual approval by the Trust and the Bonnet Shores Fire District Council. Upon such approval, they supersede any prior rules and regulations that have not received dual approval and take effect upon passage. The Trust shall review these Rules and Regulations at least every five (5) years.

X. SEVERABILITY If any provision of these Rules or Regulations is held invalid, such invalidity shall not affect the remaining provisions.

Adopted by the Bonnet Shores Land Trust on this _____ day of _____, 2026.

Secretary, Bonnet Shores Land Trust