



**T R U R O**  
**PART-TIME**  
**RESIDENT**  
**TAXPAYERS'**  
**ASSOCIATION**

**Board of Directors:**

Anthony Garrett, President  
Regan McCarthy Vice President  
Cathy Haynes, Past President  
Steve Wynne, Secretary  
Gail Pisapio, Treasurer / Clerk

Elaine Beilin  
Eileen Breslin  
Ron Fichtner

Frank Korahais

Caroline Smith  
Peter Sullivan  
Peter Weiler

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**APPROVED**

**MINUTES**

**TPRTA ANNUAL MEMBERSHIP MEETING 2025**

**Saturday, July 5, 2025 | 9 AM**

**1. Meeting Commencement**

- **Quorum | 2024 Minutes approved.** A quorum confirmed, the meeting Commenced at 9:06 AM (77 attendees, 40 in person, 37 over Zoom.) Minutes of the 2024 Annual Membership Meeting were accepted.
- **Procedures for this Meeting.** Board reviewed procedures for the meeting, including a motion to move remaining business to the end of the meeting.

**2. President's Report – Anthony Garrett**

- **Welcome.** Overview of a “great year” for TPRTA
- **Transition to Live Meeting Chair.** Anthony Garrett, President transitioned to Regan McCarthy, Vice President as Live Meeting Chair.

**3. Guest Speaker: Tom McNamara, President, Eastham PRTA**

- **Seasonal Communities / RTE Impacts and Implications”**

Tom McNamara introduced himself and the Eastham PRTA to our audience calling us all “Seasonal commanders of zoning and development!” He described the “Seasonal Communities” designation, its potential impact on funding, zoning and development, and the absence of completed regulations for such communities to consider before accepting the designation. He also discussed its most onerous feature-allowing designated communities to increase the RTE to 50%. A “very active” Eastham PRTA has 1400 members, the majority are 50+ years old. In discussing the Residential Tax Exception (RTE) on the Cape, Tom noted that Eathan does not yet have an RTE, many supporters in Eastham are pushing for adoption of the RTE, but that he expects it will be supported at up to 35% by the Eastham Select Board in 2025-26. In comparison, in Truro the RTE is currently set at 35%, while in Wellfleet it is 33%.

**4. President's Report (continued)**

- **Overview of the year,** We were reminded that part-timers e are more than 70% of Truro property owners, but we pay 80%+ of taxes and fees.
- **Topics covered** in these remarks included results of the 2025 Town Meeting and Elections, transition to a new Town Manager, various surveys (including current Town Seal survey), and the outcome of Voter registration challenges, noting 86% of challenged voters who demanded hearings were validated. Specific attention was given to passage of *Article 32: Zoning Bylaw Amendment – Walsh Overlay District*, facing legal challenges arguing it needed a two-thirds vote. State decision is pending.

**5. Town Topics | Topics You Asked Us To Cover**

- **RTE / DPW / Walsh / Water / MAHT (Municipal Affordable Housing Trust,** adopted at ATM 2022 with draft recommendations for MAHT board and operating structure issued in March 2025)

- These topics were addressed by various members of the board familiar with each and member's questions were answered, with greatest detailed information on Water and DPW provided.
  - Discussion of an **economic impact study** to determine our economic impact in Truro; to review the Truro RTE need and diverse impacts, and study and research part-timers' contributions as taxpayers, donors, volunteers, patrons, and clients.. The attendees strongly supported this effort.

Discussions led to two motions and votes

- A motion was made and seconded to initiate an economic development plan. It was voted on by the Board and passed unanimously.
- A second motion was made and seconded to advance the right to vote for property owners in Truro with regard on town budget, taxes, and finances. The motion passed by majority.

## 6. Board Reports

- **Slate of Officers.** Slate of Officers announced as on this masthead.
- **Membership and Finance Reports – No Dues Increase.** TPRTA memberships are by household, not individuals. TPRTA represents more than 2500 households as voting and/or associate members. Membership is solid, consistent, with strong renewals. Financial position remains in the black, with reduced expenses in the past year allowing slightly higher contributions to community organizations. Member support for the TNA scholarship program remains consistent as well
- **Run for Something | Participation on Town Committees, Meeting Monitors, TPRTA Board**
  - Members were strongly encouraged to “run for something” in Truro, participate in Town Committees, become Meeting Monitors, or join our TPRTA Board. For Town committee openings, check the Town website: <https://www.truro-ma.gov/>

## 7. Added Q + A | What's On Your Mind

Discussion with TPRTA Board Members and Attendees.

Kudos were given to all of our attendees who were all very engaged during the meeting.

## 8. Other Matters as Members May Raise –None.

## 9. Meeting Adjournment – 10:22 AM, moved and seconded.

Respectfully submitted, Steve Wynne, Secretary