

NEW ENGLAND LAND TITLE ASSOCIATION (NELTA)

2021-2022

MEMBERSHIP DIRECTORY



New England Land Title Association


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History of NELTA Presidents

Date	Convention Site	Incoming President
1970	Sonesta Hotel, Hartford, CT	Bruce Zeiser
1971	Marriott Hotel, Newton, MA	Bruce Zeiser
1972	Sheraton, Goat Island, Newport, RI	Henry Keyes
1973	Stratton Mtn Inn, Stratton, VT	Robert Bannon
1974	Seacrest Hotel, N. Falmouth, MA	Burton A. Steen
1975	Seacrest Hotel, N. Falmouth, MA	Donald Holden
1976	Jug End Resort, S. Egremont, MA	Willis Thompson
1977	Mt. Washington Hotel, Bretton Woods, NH	T. Raymond Pearson
1978	The Granite, Kerhonkson, NY	Walter Anthrop
1979	Seacrest Hotel, N. Falmouth, MA	Frank J. Sheehy
1980	Wentworth, Portsmouth, NH	Stephen C. Walsen
1981	Seacrest Hotel, N. Falmouth, MA	John B. Keegan
1982	Tamiment Resort & CC, Pocono, PA	Thomas M. Ferraro
1983	Lake Morey Inn, Fairlee, VT	William Southworth
1984	Dunfeys, Hyannis, MA	Peter C. Norden
1985	Lake Morey Inn, Fairlee, VT	Deborah R. Moser
1986	Samoset Resort, Rockport, ME	Theodore Palmer
1987	Smuggler's Notch, VT	Robert J. Hauser, Jr
1988	The Balsams, Dixville Notch, NH	Charles W. Parker
1989	Newport Marriott, Newport, RI	Charles A. Hanna
1990	Samoset Resort, Rockport, ME	Richard W. Chase
1991	The Balsams, Dixville Notch, NH	Richard A. Dickson
1992	Chatham Bars Inn, Cape Cod, MA	Melissa L. Murphy
1993	Seacrest Hotel, N. Falmouth, MA	Louis R. Preveza
1994	Stoweflake Inn, Stowe, VT	Joseph F. Drum
1995	Wequassett Inn, Chatham, MA	R. Boyd Pickens
1996	Black Point Inn, Scarborough, ME	Julie A. Adams
1997	Wequassett Inn, Chatham, MA	Jeffrey A. Campbell
1998	Lake Morey Inn, Fairlee, VT	J. Patrick Walsh
1999	Black Point Inn, Prouts Neck, ME	Robert G. Soule
2000	The Balsams, Dixville Notch, NH	Michael B. Mellion
2001	Wequassett Inn Resort, Chatham, MA	Ruthann E. VanDePitte
2002	Wequassett Inn Resort, Chatham, MA	Ward Graham
2003	Black Point Inn, Prouts Neck, ME	Joseph J. Attura
2004	Mt. Washington Hotel, Bretton Woods, NH	Terence J. Nolan
2005	Wequassett Inn Resort, Chatham, MA	Philip J. Fanning
2006	Mt. Washington Resort, Bretton Woods, NH	Matthew J. Cholewa
2007	Wequassett Inn Resort, Chatham, MA	James J. Fleming
2008	The Hyatt Regency Newport, RI	Ruth A. Dillingham
2009	Wequassett Inn Resort, Chatham, MA	Joel Mandell
2010	Mt. Washington Resort, Bretton Woods, NH	Roberta Baker
2011	Wequassett Inn Resort, Chatham, MA	Sandra Schoen
2012	Mt. Washington Resort, Bretton Woods, NH	David Buczkowski
2013	Wequassett Inn Resort, Chatham, MA	Gary Bernier
2014	Mt. Washington Resort, Bretton Woods, NH	Christopher Kallenbach

History of NELTA Presidents (Continued)

Date	Convention Site	Incoming President
2015	Hyatt Regency Newport, Newport, RI	Mark F. Comstock
2016	Sea Crest Beach Hotel, Falmouth, MA	Anthony DeSantis
2017	Omni Mt. Washington, Bretton Woods, NH	James K. Bodurtha
2018	Gurney's Newport, Newport, RI	Elizabeth J. Young
2019	Sea Crest Beach Hotel, Falmouth, MA	Richard A. Hogan
2020	Virtual Annual Meeting Due to COVID-19	Barbara C. Smith
2021	Gurney's Newport, Newport, RI	Laura Wild
2022	The Equinox Resort, Manchester, VT	Diane Monahan

Join us this Fall for NELTA's 50th Anniversary Again The LIVE Version! October 21-24, 2021



October 21-24, 2021

Join us this Fall

At The Luxurious

Gurney's
NEWPORT

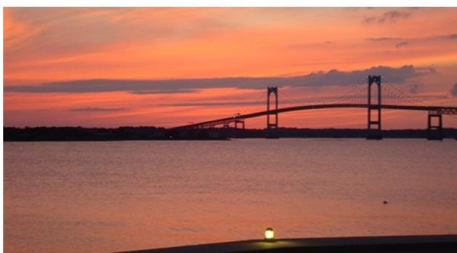
Newport, Rhode Island

Surrounded by picturesque Newport Harbor and Narragansett Bay, Gurney's Newport Resort & Marina offers the seclusion of a private island while being a short walk from the heart and history of the charming waterfront cobblestone streets of Newport. This waterfront resort is centrally located to the area's abundant attractions and activities, which include great restaurants, landmark mansions, museums, vineyards, golf courses, beaches, state parks, scenic walks, musical and theatrical performances, cruises and more.

Expansive grounds offering 360-degree water views provide an ideal setting for various waterfront dining options, entertainment, wellness, luxurious waterfront spa treatments, family fun, and secluded shoreline cocktails featuring the best sunsets in Newport. With guestrooms and suites with water views and more event space than any other property in Newport, Gurney's Newport Resort & Marina is a popular destination for all sorts of stylish business and social gatherings. Their philosophy of service: to accommodate each guest personally.

Some of the most notable changes and new amenities include:

- **New 22-slip marina.** Will offer great connectivity to the harbor front and will accommodate boats up to 240 ft,
- **The lobby.** The biggest change to the building will probably be in the lobby with all new sliders.
- **The addition of a Scarpetta Restaurant.** Serving modern Italian cuisine with an emphasis on pastas and seafood. The restaurant has well-known locations in Manhattan, Las Vegas and Miami Beach.
- **A revamp of Pineapples on the Bay.** The menu will be expanded, and service will be extended to include outside
- **The addition of Gurney's Kids Club.** A place where kids can go and enjoy activities while parents go out in Newport.



NELTA's 2022 Convention

June 16 -19, 2022

The historic and luxurious Equinox Resort in Manchester, Vermont



Seamlessly combining historic grandeur with contemporary style, The Equinox, a Luxury Collection Golf Resort & Spa, Vermont is a destination unlike any other. Situated in Manchester and framed by the Green Mountains, our hotel boasts over 200 years of history, from its beginnings as a meeting place for American revolutionaries to its present-day incarnation as one of New England's premier resorts. Immaculately designed rooms and suites offer graceful design and every possible luxury. Activities abound in and around the resort - the Green Mountain Falconry School, fly fishing and the Land Rover Driving Experience. Visit Manchester Village or the nearby designer outlets for fantastic shopping before spoiling yourself with a massage at the full-service spa. Perfect your swing at The Golf Club at Equinox, consistently ranked among New England's top public courses with an award-winning on-site course offering challenging play for all skill levels.



BY-LAWS
NEW ENGLAND LAND TITLE ASSOCIATION, INC.
AMENDED AND RESTATED
As of June 2007
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BY-LAWS OF
NEW ENGLAND LAND TITLE ASSOCIATION, INC.

ARTICLE I

Members

1. **Members.** The members of the Corporation shall be those persons who are eligible, apply and qualify as members as set forth in Section 2 (**Eligibility and Qualifications**) hereof.

2. **Eligibility and Qualifications.** Any person who (i) is professionally involved in title to real estate and matters related thereto, (ii) subscribes to the purposes and basic policies of the Corporation, which are contained in the Articles of Organization, and (iii) desires to participate in the activities of the Corporation is eligible to become a member.

To become a member of the Corporation a **person** must (i) if a natural person, be twenty-one (21) years of age or older; (ii) apply for membership in writing in the manner prescribed by the Board of Directors; (iii) submit evidence satisfactory to the Board of Directors that he or she has experience in the businesses described in Section 3 (**Class of Members**); possess integrity, reliability and responsibility in business and professional relationships and (iv) be admitted by affirmative vote of a majority of the Board of Directors to the appropriate class of membership. Applicants for affiliated membership shall also submit certified copies of the applicant's organizational documents such as its articles of association or organization, charter, constitution and by-laws. Membership shall be available without regard to race, creed, color, gender, sexual orientation, physical or mental disability or national origin. A person may be admitted as a member of the Corporation at any time.

3. **Classes of Members.** There are five (5) classes of members of the Corporation:

A. Regular Members who shall be either (i) title insurance underwriters qualified to do business in one or more of the New England states or (ii) corporate abstractors.

B. Associate Members who shall be (i) attorneys or paralegals engaged in the practice of real estate law whose firms are agents, approved attorneys or retained counsel for one or more title insurance companies and are actively practicing in one or more of the New England states (the Real Estate Attorneys Section), (ii) counsel of life insurance companies, corporations and other entities actively engaged in real estate matters and counsel and officers of financial and lending institutions actively engaged in real estate lending (the Lenders Section), (iii) individuals actively engaged in the profession of land surveying (the Surveyors Section) and (iv) domestic companies that either are qualified policy issuing agents of title insurance companies or are engaged in the business of preparing and selling commercial abstracts or certificates of title (the Abstractors Section).

C. Affiliate Members who shall be any state association of real property professionals whose purposes are consistent with those of the Corporation.

D. Honorary Members who shall be (i) all past presidents of the Corporation and (ii) such additional persons who may be admitted by the Board of Directors.

E. Sustaining Members who shall be any organization, business or individual having an interest in or wishing to support the efforts of the Corporation.

4. Annual Meetings. The annual meeting of members shall be held in June on the date, at the time and place determined at the preceding annual meeting by the Board of Directors or as otherwise fixed by the Board. Unless otherwise determined by the Board the annual meeting shall correspond with the Corporation's annual convention. If no annual meeting has been held on the date fixed above, a special meeting in lieu thereof may be held with all the force and effect of an annual meeting.

5. Special Meetings. Special meetings of members may be called by the President or by the Board of Directors. The call for the meeting shall be written and shall state the place, date, hour and purposes of the meeting, and shall be called by the Secretary, or in the case of the death, absence or incapacity of the Secretary, by any other officer upon written application of Regular Members or Associate Members representing at least ten percent of the smallest quorum of members required to vote upon any matter at the annual meeting of members.

6. Notice of Meetings. A written notice of the place, date and hour of all meetings of members stating the purposes of the meeting shall be given by the Executive Director (or other persons authorized by these Bylaws or by law) at least fifteen (15) days before the meeting to each member entitled to vote thereat and to each member who, under the Articles of Organization or under these Bylaws, is entitled to such notice, by leaving such notice with him or her at his or her residence or usual place of business, or by mailing it, postage prepaid, and addressed to such member at his or her address as it appears in the records of the Corporation. Notice need not be given to a member if a written waiver of notice, executed before or after the meeting by such member or his attorney thereunto authorized, is filed with the records of the meeting.

7. Quorum. Regular Members present constituting 20% of Regular Members at any annual or special meeting of the members shall constitute a quorum. At any such meeting of the members at which a quorum is present, the vote of a majority of those present or represented by proxy shall decide any matter, unless a different vote is specified by law, the Articles of Organization or these Bylaws.

8. Adjournments. Any meeting of the members may be adjourned to any other time and to any other place at which a meeting of members may be held under these Bylaws by the members present or represented at the meeting, or by any officer entitled to preside or to act as clerk of such meeting if no member is present. It shall not be necessary to notify any member of any adjournment. Any business which could have been transacted at any meeting of the members as originally called may be transacted at any adjournment thereof.

9. Voting and Proxies. Subject to the limitations of this Section members in good standing may vote either in person or by written proxy dated not more than six months before the meeting named therein. Proxies shall be filed with the Secretary of the meeting, or at any adjournment thereof, before being voted. Except as otherwise limited therein, proxies shall entitle the member named therein to vote at any adjournment thereof, before being voted. Except as otherwise limited therein, proxies shall entitle the member named therein to vote at any adjournment of such meeting but shall not be valid after final adjournment of such meeting. A proxy purporting to be executed by or on behalf of a member shall be deemed valid unless challenged at or prior to its exercise and the burden of proving invalidity shall rest on the challenger.

Regular Members shall have unlimited voting rights with respect to all matters, and each Regular Member shall have a single vote, regardless of the number of offices or agencies that it maintains. Associate Members may vote for four (4) members of the Board of Directors as provided in Article II of these By-laws. The vote of a Regular or corporate Associate Member shall be cast by an officer or other person designated in writing by such member. Honorary Members, Sustaining Members and Affiliated Members shall not have any voting rights as members.

10. Action at Meeting. Any matter before the meeting shall be decided by vote of a majority, except where a larger vote is required by law, by the Articles of Organization or by these By-laws. Any election by members shall be determined by a plurality of the votes cast, except where a larger vote is required by law, by the Articles of Organization or by these By-laws. No ballot shall be required for any election unless requested by a member present or represented at the meeting and entitled to vote in the election.

11. Termination of Membership. A member's membership in the Corporation shall terminate upon any of the following reasons:

A. Written resignation or withdrawal by the member submitted to the Board of Directors.

B. Failure or refusal either to pay annual dues on or before April 1, or to pay assessments made by the Board of Directors within thirty (30) days of notice of failure to pay such assessment from the Treasurer; provided, however, that membership shall be restored upon payment of any such dues or assessments prior to the end of the Corporation's fiscal year.

C. Removal or suspension of a member from the membership of the Corporation by the Board of Directors. The Directors may only remove or suspend a member following receipt of a written statement or complaint from another member or another person from the general public alleging that the member has engaged in ethical, professional or legal misconduct which questions the integrity, reliability and responsibility of the member in business and professional relationships which are conditions of membership. The Board will furnish the subject member with a copy of such statement or complaint, and such member shall have thirty (30) days from receipt of it to submit a written response to the Board. Upon expiration of such period, the Board shall notify such member of the date, place and time for a hearing before the Board upon the allegations. The procedures for such hearings shall be adopted by the Board of Directors. Following such hearing the Board will vote to either permit the member to continue as such or to remove or suspend him or her as a member of the Corporation.

ARTICLE II

Directors

1. Powers and Responsibilities. The business and affairs of the Corporation shall be managed by a Board of Directors who may exercise all the powers of the Corporation except as otherwise provided by law, by the Articles of Organization or by these By-laws. The Board shall have authority for the establishment of policy in the conduct of the Corporation's activities. The Board of Directors shall have specific responsibility for the approval for the selection and dismissal of the executive director or other chief executive officer of the Corporation. In the event of a vacancy in the Board of Directors, the remaining Directors, except as otherwise provided by law, may exercise the powers of the full Board until the vacancy is filled. If a vacancy occurs for any reason at any time when a members meeting is not in session, the remaining Directors may, notwithstanding quorum requirements, elect a successor or successors to hold office until the next annual meeting of members and until his or her successors are elected.

2. Composition and Qualification. To qualify as a Director a person must individually be a member of the Corporation, or he or she must be an officer or employee of a member. The Board of Directors shall be composed of (i) the incumbent officers of the Corporation, (ii) one (1) or more persons designated by each Regular Member (or an officer or employee thereof), (iii) one (1) Associate Member (or officers and employees thereof) from each of the Real Estate Attorneys Section, the Lenders Section, the Surveyors Section and the Abstractors Section; and (iv) the immediate past president of the Corporation; provided, however, that at any time there shall be not more than two employees of each Regular Member serving on the Board of Directors.

3. Vacancies. Any vacancy in the Board of Directors may be filled by the class of members who elected the vacating Director, and any successor shall serve for the remainder of the term of his or her predecessor until his or her successor is elected and qualified.

4. Tenure. Except as otherwise provided by law, by the Articles of Organization or by these By-laws a Director, who is an incumbent officer, shall have a term that coincides with his or her term as an officer; a Director, who is the immediate past President shall have a term one (1) year; a Director, who is elected by Regular Members, shall have a term of one (1) year, and a Director, who is elected by Associate Members, shall have a term of four (4) years (except when the Board of Directors is initially elected pursuant to these By-laws each of the three classes of Directors referred to in Section 2 (Composition and Qualification) of this Article shall respectively continue to hold office until his or her successor is elected and qualified). A Director elected by the members at other than an annual meeting of members, shall hold office until the next annual meeting of members and the election and qualification of his or her successor. Directors may serve successive and multiple terms, if so elected.

5. Resignation and Removal. Any Director may resign by delivering his or her written resignation to the Corporation at its principal office or to the President, Executive Director or the Secretary. Such resignation shall be effective upon receipt unless it is specified to be effective at some other time or upon the happening of some other event. A Director may be removed from office (i) with or without cause by vote of the majority of the members entitled to vote in the election of such Director, or (ii) for cause by vote of a majority of the entire number of Directors then in office. A Director may be removed for cause only after reasonable notice is given to him or her and opportunity to be heard and respond before the body proposing to remove him is offered to such Director. A Director whose membership is terminated or suspended pursuant to Section 11 (Termination of Membership) of Article I of these By-Laws shall be deemed to be removed as a Director.

6. Meetings. Regular meetings of the Board of Directors may be held without notice at such time, date and place as the Board of Directors may from time to time determine. A regular meeting of the Board of Directors may be held without notice at the same place as the annual meeting of members, or a special meeting of members held in lieu thereof, following such meeting of the members. Special meetings may be called by the President or two (2) more Directors.

7. Notice of Meetings. Notice of the time, date and place of all special meetings of the Board of Directors shall be given or caused to be given by the Executive Director to each Director, or in the case of the death, absence, incapacity or refusal of such person, by the officer or one of the Directors calling the meeting. Written notice shall be given to each Director in person or by mail, delivery, facsimile transmission, electronic mail or similar means or by telegram sent to his or her business or home address at least fifteen (15) hours in advance of the meeting. Notice need not be given to any Director if a written waiver of notice, executed by him or her before or after the meeting, is filed with the records of the meeting, or to any Director who attends the meeting without protesting the lack of notice to him or her either prior

thereto or at its commencement. A notice or waiver of notice of a meeting of the Board of Directors need not specify the purposes of the meeting.

8. Quorum. At any meeting of the Board of Directors, a majority of the Directors then in office shall constitute a quorum. Less than a quorum may adjourn any meeting from time to time, and the meeting may be held as adjourned without further notice, provided, however, that absent Directors are given reasonable notification, either orally or in writing, of the time, date and place to which said adjournment is made.

9. Action at Meeting. At any meeting of the Board of Directors at which a quorum is present, a majority of the Directors present may take any action on behalf of the Board of Directors, unless a larger number is required by law, by the Articles of Organization or by these Bylaws. Each Director shall have one (1) vote.

10. Action by Consent. Any action by the Board of Directors may be taken without a meeting if a written consent thereto is signed by all of the Directors and filed with the records of the meetings of the Board of Directors. Such consent shall be treated as a vote of the Board of Directors for all purposes.

11. Telephone Conference Meetings. Members of the Board of Directors or any committee established by it may participate in any meeting of such Board or committee by means of a conference telephone or similar communications equipment through which all participants in the meeting can speak to and hear each other at the same time. Participation by such means shall constitute presence in person at such meeting.

12. Committees. In addition to the standing committees, the Board of Directors, by a vote of a majority of the Directors then in office, may elect from its number committees and may delegate thereto some or all of its powers except those which by law, by the Articles of Organization, or by these Bylaws may not be delegated. Except as the Board of Directors may otherwise determine, any such committee may make rules for the conduct of its business, but unless otherwise provided by the Board of Directors or in such rules, its business shall be conducted so far as possible in the same manner as is provided by these Bylaws for the Board of Directors. All members of such committees shall hold such offices at the pleasure of the Board of Directors. The Board of Directors may abolish any such committee at any time. Any committee to which the Board of Directors delegates any of its powers or duties shall keep records of its meetings and shall report its action to the Board of Directors. The Board of Directors shall have power to rescind any action of any committee, but no such rescission shall have retroactive effect.

13. Gifts. The Board of Directors may accept gifts, bequests and contributions on behalf of the Corporation. In addition, the Board of Directors may make gifts to organizations that have purposes similar to this Corporation or to organizations exempt from taxation.

ARTICLE III

Officers

1. Enumeration. The officers of the Corporation shall consist of a President, a Treasurer, a Secretary a First Vice President, a Second Vice President and such other officers, including one or more Vice Presidents, Assistant Vice Presidents, Assistant Treasurers, Assistant Secretary, as the Board of Directors may determine.

2. Election. The President, First Vice President and Second Vice President, Treasurer and Secretary shall be elected annually by the Regular Members at the annual meeting of the members. Any other officers determined necessary or desirable by the Board of Directors may be elected by the Regular Members at any time. However, at any one time no more than two officers or employees of a single Regular Member shall hold office as an officer of the Corporation. All persons elected as officers shall also be Directors.

3. Qualification. Any officer may be required by the Board of Directors to give bond for the faithful performance of his duties in such amount and with such sureties as the Board of Directors may determine. The Secretary shall be a resident of the Commonwealth of Massachusetts unless the Corporation has a duly appointed resident agent.

4. Tenure and Resignation. Except as otherwise provided by law, by the Articles of Organization or by these Bylaws, the President, First Vice President, Second Vice President, Treasurer and Secretary shall hold office for one (1) year until the next annual meeting of members and until their respective successors are chosen and qualified; and all other officers shall hold office until the next annual meeting of members and until their successors are chosen and qualified, or for such shorter term as the members may fix at the time such officers are chosen.

5. Resignation and Removal. Any officer may resign by delivering his or her written resignation to the Corporation at its principal office or to the President, Secretary, if any, and such resignation shall be effective upon receipt unless it is specified to be effective at some other time or upon the happening of some other event. Any officer whose membership in the Corporation is terminated shall be deemed to be removed as an officer effective on the date of termination. The Board of Directors may remove any officer with or without cause by a vote of a majority of the entire number of Directors then in office; provided, reasonable notice and opportunity to be heard by the Board of Directors is given to the officer prior to action thereon.

6. Vacancies. Any vacancy in any office may be filled for the unexpired portion of the term by the Board of Directors or until the next annual meeting of members, if earlier.

7. President, Vice Presidents and Assistant Vice President. The President shall be the chief executive officer of the Corporation and shall, subject to the direction of the Board of Directors, have general supervision and control of its affairs. Unless otherwise provided by the Board of Directors he or she shall preside, when present, at all meetings of members and of the Board of Directors.

In the absence or disability of the President, his or her powers and duties shall be performed by the First Vice President, and if he or she is also absent or disabled, by the Second Vice President. Any other Vice President shall have such other powers and shall perform such other duties as the Board of Directors may from time to time designate.

8. Treasurer and Assistant Treasurers. The Treasurer shall, subject to the direction of the President and the Board of Directors, have general charge of the financial affairs of the Corporation and shall cause to be kept full and accurate books of account. He or she shall have responsibility for custody of all funds, securities and valuable documents of the Corporation, except as the Board of Directors may otherwise provide, and shall promptly render to the President and to the Board of Directors such statements of his or her transactions and accounts as the President and the Board of Directors respectively may from time to time require.

Any Assistant Treasurer shall have such powers and perform such duties as the Board of Directors may from time to time designate.

9. Secretary. The Secretary shall keep, or cause to be kept, a record of the meetings of members and a record of the meetings of the Board of Directors. In case a Secretary is not elected or is absent, the Executive Director shall keep a record of the meetings of the members and the Board of Directors. In the absence of the Secretary from any meeting of the members, a temporary Secretary designated by the person presiding at the meeting, shall perform the duties of the Secretary.

The Secretary shall keep or cause to be kept within the Commonwealth of Massachusetts at the principal office of the Corporation or at his or her office or at the office of the Resident Agent, if any, of the Corporation, those records of the Corporation, as required by law and, in which are contained the names of all members and, their record addresses.

Any Assistant Secretary shall have such powers and perform such duties as the Board of Directors may from time to time designate.

10. Executive Director. The Board of Directors shall also employ an Executive Director. The Executive Director shall perform such duties and have such powers as the Board of Directors may designate including entering into contracts on behalf of the Corporation and carrying on the day-to-day business of the Corporation. Various duties and responsibilities of officers of the Corporation under these By-laws may be assigned to or delegated to the Executive Director, including, but not limited to, record keeping, execution of agreements and documents, banking and notification of meetings of members or of the Board of Directors.

11. Other Powers and Duties. Subject to these By-laws, each officer of the Corporation shall have, in addition to the duties and powers specifically set forth in these By-laws, such duties and powers as are customarily incident to his office, and such duties and powers as may be designated from time to time by the Board of Directors.

ARTICLE IV

Standing Committees

The Corporation shall have standing committees comprised as follows:

A. Regular Member Nominating Committee comprised of the five (5) most recent Past Presidents who are currently affiliated with Regular Members. The immediate past President shall be a member of such committee and act as the chairperson. Its function shall be to nominate candidates at the annual meeting of members as officers and as the Regular Member Directors.

B. Associate Member Nominating Committee comprised by the four (4) Associate Member Directors. The most senior Director shall act as chairman or chairwoman. Its function shall be to nominate candidates at the Annual Meeting of Members as Associate Member Directors.

C. Advisory Committee comprised of all past Presidents of the Corporation of which the immediate past President shall be chairman or chairwoman. This committee shall meet at least annually and make a report to the Board of Directors and the membership of such recommendations concerning the Corporation, its policies and activities as it deems appropriate.

ARTICLE V
Miscellaneous Provisions

1. **Fiscal Year.** Except as otherwise determined by the Board of Directors, the fiscal year of the Corporation shall be twelve months ending on the last day of August.

2. **Dues.** Dues shall be annually assessed to each member; dues for Regular Members shall be greater than those for Associate Members. Honorary Members and Affiliate Members shall not be assessed for dues. Members who are admitted on and after March 1 of each year shall upon payment of the annual dues be credited with payment for the subsequent fiscal year. A member who has not paid annual dues shall not be considered to be in good standing.

3. **Assessments.** The Board of Directors by a vote of two-thirds of those present, including the vote of at least one (1) Associate Member may levy assessments upon members, except Affiliate Members and Honorary Members, for extraordinary, unusual or unbudgeted expenses. Such levy shall be apportioned among classes of members, except Affiliate Members and Honorary Members. Such assessments shall be due and payable immediately upon receipt of written notice of the assessment.

4. **Seal.** The seal of the Corporation shall, subject to alteration by the Board of Directors, consist of a circular die bearing the word "Massachusetts", the name of the Corporation, and the year of its organization cut or engraved thereon.

5. **Execution of Instruments.** All deeds, leases, transfers, contracts, bonds, notes, checks, drafts and other instruments for the payment of money drawn or endorsed in the name of the Corporation, in its behalf, shall be signed by the President or the Treasurer, except as the Board of Directors may generally or in particular cases otherwise determine. Any recordable instrument purporting to affect an interest in real estate, executed in the name of the Corporation by the President or a Vice President and the Treasurer or an Assistant Treasurer shall be binding on the Corporation in favor of a purchaser or other person relying in good faith on such instrument notwithstanding inconsistent provisions of the articles of organization certificate of incorporation, charter, special act of incorporation, constitution, bylaws, resolutions or votes of the Corporation.

6. **Voting of Securities.** Unless otherwise provided by the Board of Directors, the President or Treasurer may waive notice of and act on behalf of this Corporation at, or appoint another person or persons to act as proxy or attorney in fact for this Corporation with or without discretionary power and/or power of substitution at, any meeting of stockholders or shareholders of any other Corporation or organization, any of whose securities are held by this Corporation.

7. **Resident Agent.** The Board of Directors may appoint a resident agent upon whom legal process may be served in any action or proceeding against the Corporation. Said resident agent shall be either an individual who is a resident of and has a business address in Massachusetts or any other state in which the Corporation conducts business, a Corporation organized under the laws of Massachusetts or a Corporation organized under the laws of any other state of the United States, which has qualified to do business in and has an office in Massachusetts or in any other state in which the Corporation conducts business.

8. **Corporate Records.** The original, or attested copies, of the Articles of Organization, Bylaws and records of all meetings of the incorporators and members shall be kept at the principal office of the Corporation and shall be open at all reasonable times to the inspection of any member for any proper purpose, but not to secure a list of members for the purpose of selling said list or copies thereof or of using the same for a purpose other than in the interest of the applicant, as member, relative to the affairs of the Corporation.

9. Evidence of Authority. A certificate by the Secretary, assistant or temporary Secretary, as to any action taken by the members, Board of Directors, any Committee, or any officer or representative of the Corporation shall as to all persons who rely thereon in good faith be conclusive evidence of such action.

10. Articles of Organization. All references in these By-laws to the Articles of Organization shall be deemed to refer to the Articles of Organization of the Corporation, as amended and in effect from time to time.

11. Amendments. These By-laws may be amended or repealed at any regular or special meeting of the members if notice of the proposed amendment or repeal be stated in the notice of such meeting.

The Board of Directors at any annual, regular or special meeting may also make, amend or repeal these By-Laws in whole or in part, except for any provisions hereof with respect to which action by the members is required by law, the Articles of Organization or these By-laws. Not later than the time of giving notice of the meeting of members next following the making, amending or repealing by the Board of Directors of any By-law, notice thereof stating the substance of such change shall be given to all members entitled to vote on amending the By-laws. Notice of the making, amending, or repealing any By-law shall be communicated to the membership in a timely manner. Any By-law adopted by the Board of Directors may be amended or repealed by the members.

12. Gender. Any reference to gender in these By-laws shall be construed in the masculine or the feminine to be consistent with the context or facts prevailing at any given time or in any given circumstance.

13. Effective Date. The Effective Date of these By-Laws is June 23, 2007.

New England Land Title Association Application for Membership

Name & Title _____
Firm or Company _____
Business Address _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____ E-Mail _____

Associate Membership – Annual Dues: \$95.00

Applicant is: (Check appropriate box)

☐ Attorneys, paralegals, title administrators, or other employees of a law firm or law office who actively practice or assist in the practice of conveyancing in one or more of the New England states

☐ Officers, attorneys, paralegals or other employees of financial and lending institutions, life insurance companies, corporations and other entities actively engaged in real estate lending or other real estate matters

☐ Surveyors or employees of companies or individuals actively engaged in the profession of land surveying

☐ Employees of domestic companies that either are qualified policy issuing agents of title insurance companies or are engaged in the business of preparing and selling commercial abstracts or certificates of title (associate member option)

☐ An organization, business or individual having an interest in or wishing to support the efforts of NELTA (sustaining member)

Firm Membership - Annual Dues: \$190.00+

☐ Annual dues include up to two employees of a firm. Each additional employee is \$50.00 annually. Attach list of employee names as they will appear in the Membership Directory with application.

Regular Membership – Annual Dues: \$400.00

☐ A title insurance company

☐ A corporate abstract company (regular member option)

Recruiter: Did a NELTA member recommend that you join the Association? If yes, please let us know who we may thank: Name of Member: _____

Address: _____ City, State, Zip: _____

How did you find out about NELTA? What lead you to become a NELTA member? _____

Mail completed application with your check to: NELTA, P.O. Box 743, Norwalk, CT 06852-0743.

Or pay on line with your credit card at www.nelta.org:



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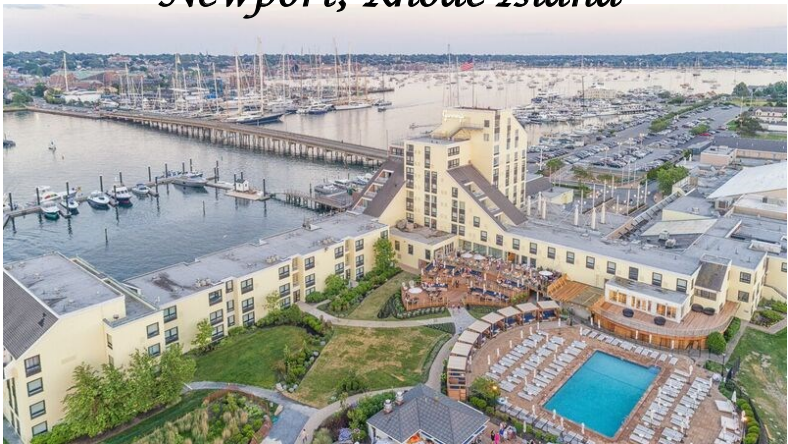
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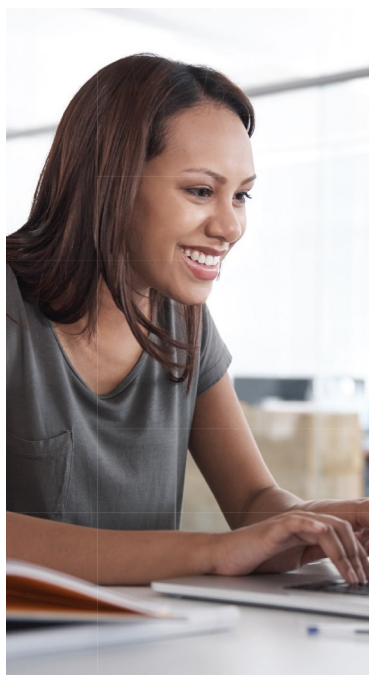


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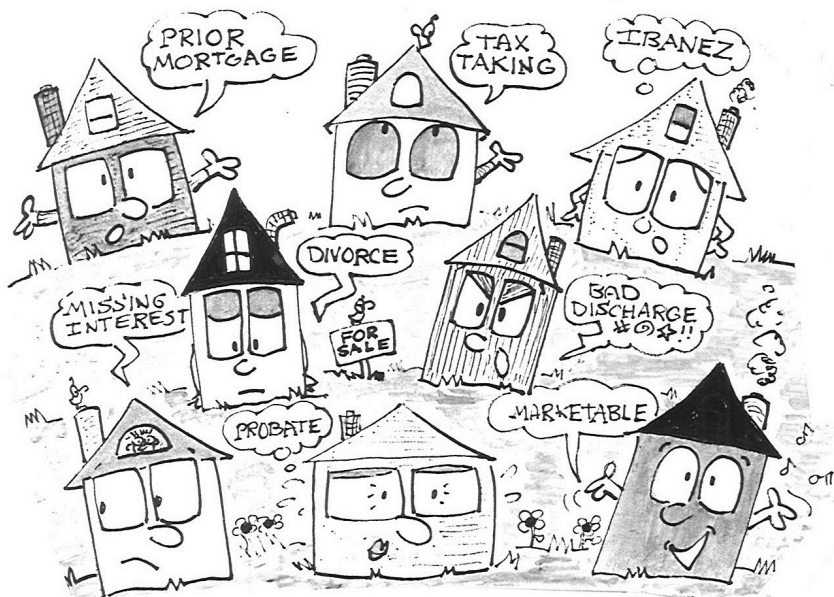
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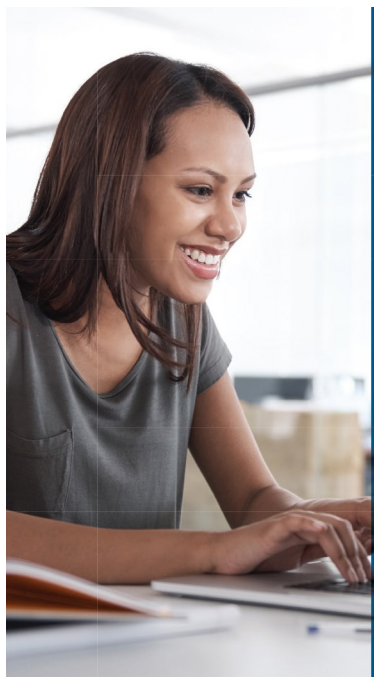
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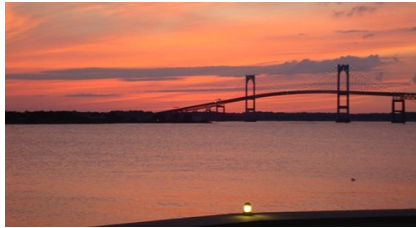
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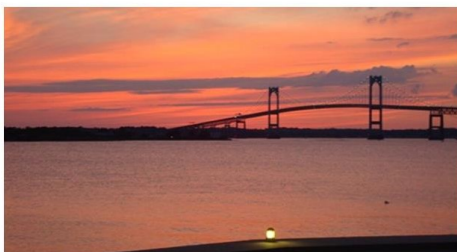
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Surrounded by picturesque Newport Harbor and Narragansett Bay, Gurney's Newport Resort & Marina offers the seclusion of a private island while being a short walk from the heart and history of the charming waterfront cobblestone streets of Newport. This waterfront resort is centrally located to the area's abundant attractions and activities, which include great restaurants, landmark mansions, museums, vineyards, golf courses, beaches, state parks, scenic walks, musical and theatrical performances, cruises and more.

Expansive grounds offering 360-degree water views provide an ideal setting for various waterfront dining options, entertainment, wellness, luxurious waterfront spa treatments, family fun, and secluded shoreline cocktails featuring the best sunsets in Newport. With guestrooms and suites with water views and more event space than any other property in Newport, Gurney's Newport Resort & Marina is a popular destination for all sorts of stylish business and social gatherings. Their philosophy of service: to accommodate each guest personally.

Some of the most notable changes and new amenities include:

- **New 22-slip marina.** Will offer great connectivity to the harbor front and will accommodate boats up to 240 ft.
- **The lobby.** The biggest change to the building will probably be in the lobby with all new sliders.
- **The addition of a Scarpetta Restaurant.** Serving modern Italian cuisine with an emphasis on pastas and seafood. The restaurant has well-known locations in Manhattan, Las Vegas and Miami Beach.
- **A revamp of Pineapples on the Bay.** The menu will be expanded, and service will be extended to include outside
- **The addition of Gurney's Kids Club.** A place where kids can go and enjoy activities while parents go out in Newport.



NELTA Membership Drive

WE NEED YOU!



The NELTA Board of Directors is currently forming a Membership Committee. NELTA members who are interested in volunteering to promote new Associate Memberships are welcome. Email Cathy Jones, Executive Director at nelta.org@gmail.com

NO TIME FOR ANOTHER COMMITTEE?



We are asking every NELTA member to send out the “NELTA Benefits Letter” (on the web site) with Application for Membership to just one person in the Associate Membership category. Attach your business card or a little note: “I’ve been a member of NELTA for ____ years. There is no better way to stay abreast of our profession than by involvement with other practitioners who share the same concerns and face the same challenges. It’s an organization on the move and critical to the success of your business. I am asking you to have your voice heard, to participate in the future of your profession and to join us in growing our organization.”

The NELTA member who recruits the most new Associate Members will be awarded a \$100.00 Amazon Gift Card. Deadline is August 1, 2021.

All Members responsible for bringing in new Associate Members will be recognized in NELTA NEWS.