

**Edgewater Estates Property Owners Association, Inc.  
The 30th Annual Meeting Report**

The Thirtieth Annual Meeting (virtual) of the Edgewater Estates Property Owners Association, Inc, was called to order by President Mark Stellini at 10:00am on October 17, 2020. Board members in attendance were Mark Stellini, Barbara Mudryk, Dean Dey, Jim Azato, John Smeallie, and Nancy Tartaglione.

Attendance: There are 286 properties: residents (26 Zoom links) and board members (6) for a total of (32) in attendance.

**President and Committee Reports**

**President's Report**

The president began by recognizing past president Bernie Fiegle who passed recently. President Fiegle had served the Edgewater community for many years, and we are appreciative of all he accomplished.

At last year's meeting (2019), the possibility of having to go to a management company was discussed because of a lack of Board and committee volunteers. However, new volunteers stepped forward and some services were outsourced which made a management company not necessary. Outsourcing some additional services in the future might be necessary in order to keep this a volunteer Board; however, this might require a small dues increase. At this time there is no proposed dues increase.

President Stellini then introduced the Board and stated that Dean Dey, proposed Architectural Review Chairperson, and John Smeallie, Treasurer, were up for re-election. Both have agreed to serve another 3 year term; there have been no other nominations.

Another item being considered is the installation of a finger-pier (a small boarding pier) at the boat ramp which would allow easier access to watercraft vehicles. This is still in the initial planning process and also being evaluated as a capital expense project.

**[mstellini@assurancemedia.net](mailto:mstellini@assurancemedia.net)**

**Architectural Review** Dean Dey, Chairperson. New houses, additions, sheds, fences and especially anything which expands a building footprint needs approval by this committee. Two new houses, one on Buttonwood and another on Sycamore, were approved this year. Two new sunrooms were also approved.

**[dean@dey1.com](mailto:dean@dey1.com) 302 542 5198**

**Grounds/Maintenance and Boat Ramp** Jim Azato, Chairperson. This year there have been several fence replacements and roof repairs.

A finger-pier (small boarding pier) is still in the planning process, and we are meeting with contractors as to what that might entail. Parking signs were installed at the ramp with the posting of one additional sign still be installed. This will help alleviate vehicles blocking other vehicles. Two small trees may also need to be removed.

Letters about trees blocking visibility on roads were sent to several residents, and all of those residents have complied with the request to trim those trees. Thank you to everyone for this safety action.

**[jimazatosr@gmail.com](mailto:jimazatosr@gmail.com). 302 542 7718**

**Communications** Barbara Mudryk, Chairperson.

**Facebook** I live in Edgewater Estates - thank you to TJ Bishop who manages this. Presently there are 62 members.

**Website** **[edgewaterestates.org](http://edgewaterestates.org)** This is managed by FineLine and has our Restricted Covenants and By-Laws on it. The Directory on it has a password - redmillpond#1

**Next Door** - neighborhood website. To join go to [next-door.com/join](http://next-door.com/join) The code is ERCSVC  
**Yard Sale** Margaret MacDonald, chairperson. 2021 dates are May 1st and rain date May 2nd.  
**Snow-Plowing** We renewed the contract for 2020-21. There was no snow removal last year.  
**Boat Ramp Keys** 12 new keys were given out this year. More keys are needed and will be purchased.  
**New Resident Package** This is being worked on and would provide a new resident with an informational letter and a copy of the Restricted Covenants and By-Laws.

[mudryk19958@yahoo.com](mailto:mudryk19958@yahoo.com) 908 217 1261

#### **Treasurer's Report** John Smeallie

John thanked Barbara Mudryk (former treasurer) for her help and patience in helping him with this new position. Dues notices were delayed this year because of the pandemic, but the dues process is almost complete. Presently there are 17 owners who have not paid. It was a good year financially in that there were no snow removal expenses. The EEPOA budget is fairly consistent every year unless something like snow removal changes it. This year's proposed budget is \$17,497 which includes \$5,000 for a proposed finger pier which is still in the initial planning period. Our yearly income is projected to be \$14,500 from dues. The additional \$3,000 could be taken from a reserve if the pier plans are finalized.

[jsmeallie@comcast.net](mailto:jsmeallie@comcast.net)

**Question-** What was the decision about the management company that was discussed last year?

**Answer** - President Stellini answered this question. Two new volunteers joined the board and some services were outsourced which enabled the volunteer Board to remain and to be more cost-efficient than hiring a management company.

**Follow-up question** Can the proposed finger pier also be used to launch kayaks?

**Answer** Chairperson Azato answered this question. The finger pier (a small boarding pier) will be low in the water and make it easy to step into watercraft and should accommodate all types of watercraft. More information will be forthcoming after the chairperson meets with contractors and has a more developed plan.

**Question** - Who is responsible for the upkeep of the roads?

**Answer** - President Stellini and Chairperson Azato answered this. These are state roads so DELDOT is responsible for paving and repair. If you have any concerns, contact our State Representative Steve Smyk [steve.Smyk@state.de.us](mailto:steve.Smyk@state.de.us) 302 744 4171

Barbara Mudryk (former treasurer) explained how snowplowing is done by our contractor but a percentage of our cost is reimbursed by the state according to their criteria. Our community falls under the Ellendale DELDOT district which sets the reimbursement criteria. We use a contractor in order to get the plowing done quickly rather than wait for the DELDOT equipment to come in.

#### **Voting**

A motion was made (Mudryk) and seconded (Tartaglione) to approve the proposed budget. It was approved with no further discussion.

A motion was made (Mudryk) and seconded (Tartaglione) to approve Dean Dey to serve another 3 year term. It was approved. There were no other candidates.

A motion was made (Mudryk) and seconded (Tartaglione) to approve John Smealie to serve another 3 year term. It was approved. There were no other candidates.

**Meeting was adjourned at 11:15 am.**

**Next Annual Meeting - October 16, 2021, 10am, at the Lewes Public Library.**

**questions/comments contact Nancy Tartaglione, Secretary** [vinnan239@hotmail.com](mailto:vinnan239@hotmail.com)  
302 644 2653

