

Edgewater Estates Property Owners Association, Inc.
Board of Directors Meeting
May 29, 2021

Board of Directors in attendance: Mark Stellini, president; Jim Azato, vice-president; Barbara Mudryk, vice-president; Dean Dey, vice-president; Nancy Tartaglione, secretary; and John Smeallie, treasurer

President Stellini called the meeting to order at 10 am at Jim Azato's house.

President Stellini stated that the last Director's Meeting was on April 24, 2021, and the minutes from that meeting will be sent out via email.

Architectural Review: Dean Dey reported on a fence request from the resident at 17105 Poplar Drive. The fence was approved after some discussion about neighboring fences meeting the Covenants. This resulted in the president asking for discussion items to be sent to the board prior to the meeting so all information would be available.

The president restated that all property setbacks were measured from the property markers. This had been determined at the last meeting on April 24, 2021.

Barbara Mudryk volunteered to contact John Otroba, previous Architectural Review Chairperson, for a list of precedents he had set for granting architectural approval when he was chairperson.

An approval for a porch at 31012 Edgewater Drive had generated a resident's complaint about the materials being used. However, after looking at other porches in the neighborhood, the board determined that the materials were comparable to others in the neighborhood.

Buildings and Grounds: Jim Azato reported that he had contacted Rep. Steve Smyk about the sinkhole next to the boat ramp. After a discussion with Rep. Smyk, Mr. Azato recommended the EEPOA, Inc. purchase fill to put in the sinkhole. The board members agreed to that.

Illegal parking at the boat ramp remains a problem with the resident at 17046 Oak Ct. The president is going to send the resident a reminder about it along with a warning about the consequences. The same resident also has bushes/trees which are growing into the street causing visibility issues. The new owners of 31178 Edgewood Drive (2nd entrance) will receive a letter requesting the trees on their corner be trimmed. This new owner, along with another resident, was also granted a reduction in dues to give the Association access to their water for the median strip irrigation. However, it was determined that the water is no longer used. This reduction will be granted for this year only and will be revisited next year.

Communication: Barbara Mudryk will contact Victoria Macdonald, yard sale coordinator, about the possibility of holding another yard sale in the fall. Barbara reported that Victoria was very pleased with the turnout for the May sale.

The RIPRAP newsletter will be sent out quarterly which will allow for better communication with the residents. Articles for the next newsletter - to be sent out June 10 - should be submitted by June 5. Topics to be included are dues reminders, parking at the boat ramp, the Annual Meeting at the Lewes Library, and tree trimming for safety. In addition, the topic of Airbnb's in residential neighborhoods will also be covered.

Accounting and Legal Issues: John Smeallie reported that the dues collection was going well with about 166 residents already responding. The treasury balance is good, and a brief discussion took place about the merits of a CD versus a money market. Presently money is in a CD,

The president provided an update on sheds not meeting the setbacks from a litigation attorney. The attorney advised the board to survey all sheds in Edgewater to make sure they meet the setbacks. This will be done before proceeding to the next step. The board voted to authorize payment for the attorney's retainer for this issue.

An issue that several residents have brought to the board's attention is a house in Edgewater that is being used as an Airbnb. The resident at 30766 Sassafras Drive has his house listed on Airbnb, and several groups of people who have stayed there have caused problems with residents living nearby. Sussex County does not treat the private rental of residences as a commercial operation; therefore, individual HOA's have to deal with it through Covenants and Bylaws. In addition, the president will address the issue with the attorney as to what other options might be. Residents will be asked to notify police if any illegal activity takes place.

The meeting was adjourned at 11:30 am.

EEPOA, Inc. Annual Meeting - October 16, 2012 12:30 pm

