



EE HOA Board Meeting Minutes

Date of meeting: 5/16/24

Present: Dean Dey (President, '26), John Smeallie (Treasurer, '25), Jim Azato (VP, '25), Brenda Nelson (VP, '27), Courtney Sunborn (Secretary, '27)

President's Report:

- Dean called the meeting to order at 7:04pm.
- First order of business is to approve the meeting minutes from our last Board meeting in January. The January meeting minutes were approved. The minutes have passed.

Treasurer Report:

- Financial status- not much change; our current checking account balance is \$9,912.95. Money market: \$24,086.52. Total assets are: \$33,999.47. We are showing a net loss of \$4,952.10, which is normal. Financial statements were approved.
- John explained that we are where we should be right now as far as expenses and income. Dues will start coming in. Past-due letters that we sent out (with the assistance of our attorney). We have gotten 3 results. We are down to 11 past-due invoices. We should have most dues collected by the end of July. The second step will be a second letter. If we incur any expenses for past-due amounts, the attorneys fees and collection fees are rolled into the homeowners responsibility.
- Referring to the EE HOA bill that came, Dean is suggesting that we increase the font of the bill. Also, change the bill to read, please make updates to addresses using our online form. It is important that homeowners include the property owner, property address, and invoice number with their payments.

Architectural Review Committee Report:

- Brenda said that the people on Edgewater who had put in the request for the 2nd floor haven't started yet, but they still haven't gotten rid of the second shed.

- We haven't heard from the homeowners who have requested an above ground pool. We asked them for more information regarding maintaining setbacks. We told them that they need to abide by the county rules.
- Dean will take on overseeing the ARC committee again until we secure another Board member for the position.

Building and Grounds Committee Report:

- Engineering firm update: John has been the point person with our engineering company, Verdantis. We are now working with Joe Jackabowski. Joe and John have emailed and talked. The engineering firm owes us an engineering report (tell us what needs to be done/an assessment of the swale and options to address it), per our agreement. John will be contacting the principal of the firm to try to push this project forward. Joe, with Verdantis, contacted DNREC and found out that DNREC does not anticipate anything happening with the swale correction this year. John also talked with someone with DNREC and they have said that DNREC has not received permission from the neighboring homeowners to authorize any work on the boat ramp/swale. It is DNREC's responsibility to make sure that it is draining properly. The drain is within an easement down to the water. The swale may need to be moved.
- Dean asked, is there a role for DelDot to maintain the drains in the neighborhood? DelDot told Jim that the homeowner is responsible to clear drains that are on their property. Jim said that DelDot has told him that now the state is only responsible for the edge of blacktop to edge of blacktop. Homeowners are liable for everything included in the survey marks of their properties. John explained that regarding the boat ramp grass cutting: the Board made the decision last year to hire someone to cut the boat ramp swale area. We are paying for it and continue to do so until we have resolution with the engineering firm and DNREC. But at this time, DNREC does not anticipate any action/work in our neighborhood at this time.
- Our council has sent two letters to the Link Esterly's asking them to begin maintaining the swale area of their property. On a short term basis, we'd been maintaining the area and we will continue to do so until June 30th. John will send us a draft before the 3rd letter is sent out. After we stop mowing, John is suggesting that we invest in a similar fence to match the other boat ramp fence on the EE boat ramp property.
- Outlot tree removal: on one side of the outlet, the neighbor Debbie has reported that there is a dead tree that needs to be removed. Dean and Jim will go out and inspect it.

- Jim said that we are missing a sign up at the second entrance. It looks as though it may have been stolen.
- A homeowner contacted us asking us to move the Crime Watch sign that is on her property. The sign is in the easement, so it is technically not on her property. Do we want to keep those signs (pay the cost to replace one that is missing) or pull them out? The Board votes to keep the signs to discourage soliciting. Dean will email the neighbors a reply that the sign is in the easement. It is a great value to the neighborhood. As new neighbors, we appreciate your understanding.
- Jim said that there is a sinkhole at the intersection of Buttonwood and Oak Ct. The state said they would fix it but they didn't. Jim has called DelDot and the DelDot contractor with no replies.
- Gail Parker has complained that the trench is filled with water. Jim had DelDot come out and DelDot said that the water should drain to the left and not the right. Jim hasn't heard from Gail since DelDot came out. Dean has been in contact with her. She was asking for the homeowners association to fix the swale on her property.

Communications Committee Report:

- Dean has the boat ramp keys and the communications box from Trish. Dean has a couple of requests for boat ramp keys and he will continue to give them out as we get requests.

Old Business:

- Dean got a business license from the Dumpster Company. We decided not to pay for a dumpster for the yard sale.

New Business/Open Floor:

- Website: website has migrated to a new server. Tom, with FineLine, is suggesting that we update the website. The cost will be between \$460-\$690 for the conversion at a rate of \$115/hr. We will move forward with the update and let him know if it exceeds the budget, please ask for approval.
- Brenda put out a proposal for someone to cut the boat ramp and the circle on Oak Ct. Jordy's lawn service gave Brenda an estimate for cutting it on Thursdays. The boat ramp is currently being cut on Sunday which is when there is activity on the boat ramp. John asked that additional items be added to the agenda, so that the treasurer can be prepared for discussions. This discussion has been tabled.

- Jim asked about the blacktop on Oak Ct. Brenda is in communication with Mark Shaffer. Dean asked that we maintain decorum and mutual respect.
- Shantelle Glow Fiber is moving into Sussex County. Dean posted about it on FaceBook. They have an actual building on Plantain Road which means they may be burying cable in the neighborhood and competing with Comcast.
- We need to recruit two new members. Dean will post on FaceBook for new Board members. We can also post on NextDoor and the website.

The meeting was adjourned at 8:22 pm. The meeting was held from 7:04 pm - 8:22 pm. We will meet next in 4 weeks on Zoom on weeknights.

The next Board meeting is currently scheduled for March 16th at 10am. Our bimonthly meetings are for Board members only.

*Questions/comments/changes: please email edgewaterstatesboard@gmail.com.