



EE HOA Board Meeting Minutes

Date of meeting: 06/03/23

Present: Mark Stellini (President, '24), John Smeallie (Treasurer, '22), Dean Dey (VP, '23), Jim Azato (VP, '22), Courtney Sunborn (Secretary, '24)

President's Report:

- Minutes from the 04/08/23 Board meeting were reviewed at the meeting. The minutes have been reviewed and approved. They are ready to be posted on the website.
- We do have a new attorney, Roger L. Truemper. He is based in Wilmington and with the same firm we were using before: the law firm of Baird Mandalas Brockstedt Federico & Cardea, LLC.

Architectural Review Committee Report:

- We have approved all 2nd quarter ARC requests/submissions.
- There is a house on Edgewood that is going to be built. There was some concern because there were two concrete markers that we thought were marking EE property. The pine trees are not on EE property. We are not certain that the concrete markers are correct monuments. That area is not the same as our EE outlot. The outlot is in the grassy area between two houses on Elm. We are not currently using the community-owned outlot, but the outlot does have water access.

Building and Grounds Committee Report:

- Barking dog at 30755 Edgewater update: we are moving this issue from Building and Grounds to Legal.
- John moved to move the meeting into Executive Session due to legal issues. Motion was seconded by Dean. The Board moved to amend the agenda. The Board moved into Executive Session to discuss matters that involve potential litigation.
- An Executive Session was held.
- John moved to conclude the Executive Session. Motion was seconded by Dean.
- We voted to come out of the Executive Session.

- Street repair: there has been progress on the sinkhole on Elm St. The state is going to take care of it. It was due to a leaking irrigation system. The state is working with the homeowner, who is going to re-do his irrigation system. The irrigation was initially placed too close to the road. The state is going to repair the sinkhole.
- The state/DelDot, we are working with Nelson and Travis, is going to get a new blacktop on Edgewater from Minos Conaway to Sycamore. Buttonwood is going to get a new blacktop from Edgewood to Edgewater. We do not have a timeline yet. We will send a thank you note to the legislators from the County and State.
- The person Jim met with regarding improvements to the boat ramp boat launch/kayak launch was not licensed or insured. So, Jim is looking for a new contractor. If the swale is moved closer to the boat ramp by DNREC, we may be able to partially-fund the improved kayak launch by DNREC if we are able to accomplish an updated kayak launch at the same time when the swale work is completed.
- We can spend money (up to \$5,000) on consulting and designing without community approval. Watershed and stewardship works all up and down the coast. So, we will wait to hear from Sharon, our Environmental Consultant with Verdantas.
- The entrance sign vertical posts are rotted, especially at the entrance closest to Rt. 1. Jim suggested that we hire a fence company to replace those posts with vinyl. Jim will get quotes. We will keep the painted portion of the sign and just replace the supports.
- Someone is using the entrances as trash places for soda cans. The entrance closer to Rt. 1 seems to have more of an issue. Jim is working on it.

Communications Committee Report:

- 2023 Yard Sale Update: Trish has heard nothing good but good things about the yard sale.
- Zoom Responsibility for Future EE HOA Property Owners Meetings: Trish is still working to set up Zoom capabilities for the Annual HOA meetings. She is going to reach out to a property management company to see how other communities handle the issue.
- Boat ramp keys: we need more boat ramp keys. With Penn Del, we have to order a minimum of 50 keys. Jim is able to get a lesser number of keys cut, so he will reach out to Trish. When people move, they should transfer their boat ramp key at closing (although, it may be an old key). We also need an updated list of keys. Trish is going to work on a new spreadsheet for more accurate tracking.

- Do we want to do a fall yard sale? We voted as a Board that one per year is plenty.
- The website is looking great! Website password: redmillpond#1. We do need to work on the Community Directory, as well as the Master Property Owners list. We may use a sub-contractor for this job.

Treasurer Report:

- Financial status- not much change; our current balance is \$36,779.48. Due notices went out in early May. They are due by June 15th. We do have more dues coming in. We don't send second notices until August.
- We have expenses for accounting, boat ramp, and legal expenses.
- Update on dues payments: we had 9 people in arrears. Some of the homeowners who are in arrears are in communication with John.
- Currently, there are 9 past due property owners, a decrease of 1 since our last meeting.
- We have received our largest outstanding dues payer. We are down to 9 past-due Property Owner annual fees which is a total of \$1,160 in past due annual HOA fees.
- John agreed that we do need to work on our directories, as this will help with collecting dues. The better our information is, the better we are able to work with real estate settlement, our attorneys, our accountant, and our fellow homeowners.
- Financial report was unanimously approved.

Legal:

- Executive Session Issues matters discussed (that involve potential litigation): 30755 Edgewater – barking dog update. Boat ramp maintenance issue update.

Other Business:

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New Business/Open Floor:

- Mark thanked John for all his above and beyond help this past month. John has been on every call with the lawyer, attended all the in-person meetings, and been working with Mark on all correspondences.

The meeting was held from 10am - 11:10am.

The next Board meeting is scheduled for Saturday, August 26th at 10am and will be held either in person or via Zoom. Our monthly meetings are for Board members only.

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