



EE Annual Meeting Minutes

Annual Property Owners Meeting at St. Peter's Episcopal Church. Date of meeting: 10/14/23.

Meeting held in person with a Zoom option. Sign-in sheet was requested and Zoom attendees were recorded.

Current HOA Board Members: Current Board of Directors: Mark Stellini (President, '24), John Smeallie (Treasurer, '22), Dean Dey (VP, '23), Jim Azato (VP, '22), Trish Dickerson (Communications, '25), Courtney Sunborn (Secretary, '24)

We kindly asked that anyone who spoke during the meeting introduced themselves including full name and property address before their question/comment.

President's Report by Mark Stellini:

Mission of the HOA Board of Directors:

1. To facilitate the delivery of basic services for the operation and upkeep of Edgewater Estates in the most cost-efficient way.
 2. Review and approve property owner's requests for new or additional construction on their property that meet the guidelines of the Edgewater Estates Covenants, in a timely and organized manner.
- The Annual Meeting Minutes from 2022 were approved.
 - Current Board Openings: Director, currently serving as President. We are accepting nominations for a Director. Mark Stellini is stepping down after the next Board meeting. Mark has served on the Board for 6 years and has served as President for 3 years.
 - Mark thanked Dean Day for his service on the Board. Dean has lived in Edgewater since 1979 and was asked in 1990 by the original builders of the community to form an HOA. Dean helped write the Covenants and Bylaws.
 - Current board positions with terms ending: John Smeallie (currently serving as Treasurer ('22)) and Jim Azato (currently serving as VP/Building & Grounds ('22)).

- Two open positions for the Architectural Review Committee: we are seeking volunteers for this committee. ARC members do not have to serve on the Board.

Architectural Review Committee Report by Dean Day:

- We are seeking a contractor, engineer, or other building related person/persons to form the Architectural Review Committee (ARC).
- Covenant rules and setbacks- we've had three houses started/built this year. There are still some empty lots available to build on. We have had pools and fences that have applied and been approved added to properties.
- Dean announced the ARC form on the website. Anything that changes the footprint of the property needs to be approved by ARC. Please submit all ARC requests via the website form.
- We also put a change of address form on the website, so please use that form to update your current email address with us. We are trying to collect email addresses for our communications needs.

Building and Grounds Committee Report by Jim Azato:

- Street maintenance report- Snow plow contractor is the same as last year: Mike Melbourne with Melbourne Construction. We just had a new contract sent for the 2023/2024 season. The state does reimburse us at approx 70% of our costs for snow plowing. The plowing formula is based on 4 inches of snow in Ellendale. Our neighborhood gets snow plowed from the state when snow accumulation is at least 4" in Ellendale. The information can be found on DelDot.
- Roads- Patti Scallon asked if the entire neighborhood was getting repaved. Jim explained that the answer is no. DelDot is only repaving the problem areas/roads. The state only has allowance for 13 more roads in Sussex County. Jim explained that 15' out from the center of the street is state property.
- Brenda Nelson asked about Oak Ct and why it isn't being paved by the state. She also asked about the sunken sewer/manhole on Oak Ct. John explained that the state owns Oak Ct down to the boat ramp but that the community owns the rest of Oak Ct. Someone from DelDot told Brenda that the reason that they weren't coming out to fix the sunken manhole on Oak Ct was because it was due to a political issue with one of the Board members. The Board doesn't know about any such issue.
- Aela Mass asked if the state is coming back to fix the potholes/manholes. Jim answered yes- because the pavement needs to be flush with the road.
- Lewis Rathbone asked if the state will put back the white line/stop bar at the entrance of the neighborhood. Jim said that he assumed so, but that he would check on that.

- John gave an update on the boat ramp swale issue. We hired Sharon Cruz, an Engineer and Senior Project Manager with Verdantas, to assess the needs of swale on the boat ramp. She has determined that the swale should be moved. We haven't taken on this work yet, because Sharon is working with DNREC in hopes that they will cover all costs of the project. We have been told that DNREC has funding for this project this fiscal year (which starts June 30th for DNREC), so we want to wait and see what happens. Loretta Link asked what the discussions were with Sharon. She asked what the plans were, specifically, in regards to moving the swale on the boat ramp. The Board answered that we are in communication with Sharon, but we do not have a specific answer at this time.
- As far as general boat ramp improvements, we are waiting to see what happens with the swale project because DNREC may help cover the costs to our boat ramp improvement project. We are hoping that DNREC can wrap the boat ramp improvements into the swale drainage project. Therefore, further boat ramp improvement discussions will happen after the swale/drainage issue is resolved. We are actively working on this issue.

Communications Committee Report by Courtney Sunborn (in place for Trish Dickerson):

- We have new forms on the Edgewater Estates website – please use the address update form to provide your current email address. We will be using our website as our primary place of communication. Check out the website for Board Members information, community announcements, meeting updates and minutes from various meetings. There is a password protected section containing the names and addresses of residents. You can obtain the password from any Board Member or by emailing us at: edgewaterestatesboard@gmail.com.
- We are on social media! On Facebook, our main page is: I Live in Edgewater Estates. There is no charge to join, but you must be a home or lot owner to join. Homeowners also use the Edgewater Estates Nextdoor group to post neighborhood and community information. Although we try to keep up with these pages, please email us directly with questions or comments for the Board: edgewaterestatesboard@gmail.com.
- Our spring 2024 Yard Sale is currently scheduled to be held on Saturday, April 27th (with a rain date of Sunday, April 28th). We will now be holding our annual yard sale on the 4th Saturday of every April, so that the Edgewater Estates yard sale will take place on the same weekends as our neighboring communities. Check the website for updated details on the yard sale. <https://www.edgewaterestates.org/>
- Boat ramp keys – if you need one, please contact our Communications Director via phone or text. Contact information for Trish is listed on our website.

Treasurer Report by John Smeallie:

- Our fiscal year runs from October 1st thru September 30th. John reviewed the FY 2023 Summary as well as the Annual Budget with the meeting.
- For the first time in his years as Treasurer – we ran a deficit for this year. To provide comparative data, we reviewed last year's fiscal summary (showing a positive net result for the year). This past year, we did have higher than usual legal fees. We will be monitoring the expenses that have put us in an undesirable financial position this year. While collecting the outstanding dues (\$1,735) would not erase our fiscal year deficit, it would reduce it significantly.
- Status of dues- there are 18 property owners in arrears for 2022 (up 6 from last year).
- You can see actual expenses as well as proposed expenses on the budget page. As of 10/1/2023, the Edgewater Estates Property Owners Association had \$38,964.15 in total assets. If we stay on budget for this upcoming year, we will have a surplus of \$45.
- Dean moved to approve the 2024 budget. All approved. The 2024 budget was approved.

Nomination of Directors- open floor for nominations:

- Neil Schreck nominated John Smeallie to continue his position on the Board for another 3 years. The motion was seconded. The motion passed.
- Courtney Sunborn nominated Brenda Nelson to join the Board. The motion was seconded. The motion carried for Brenda Nelson to join the Board for a three year term.
- Dean Dey nominated himself to continue on the Board. The motion was seconded. The motion passed.
- Kim Selenka nominated Jim Azato to continue his position on the Board as Building and Grounds. The motion was seconded. The motion passed.

Other Business:

- We asked for volunteers for Building and Grounds. No volunteers stepped forward. We will be forming Committees for neighborhood improvement projects. We will post requests for volunteers on our website and social media, so please check those sites regularly for volunteer opportunities.
- Neil Schreck asked who is currently on the Board. Current Board members, listed above, are active. Mark Stellini is stepping down from his position as President and will no longer be serving on the Board, as of November 2023. Brenda Nelson

was voted onto the Board. So, once Mark steps down, we will have six Board members. We will be voting on Board positions at our next Board meeting.

- TJ Bishop shared that he and his family live on Elrm and his parents live on Edgewood Dr. They love living in Edgewater! He uses the boat ramp regularly for boating. He said that there was an excessive amount of stone put on the boat ramp into the water where there used to be a dip that was perfect for kayak launching. The stones are scratching his boat. The rocks are a challenge because he's loading people in and out of the boat at the boat ramp. He asked that we find a solution, so that boats aren't scratched when they are loading in and out of the pond. The Board explained that we are in a holding pattern with boat ramp improvements because we are waiting on DelDot's timeline. TJ asked if we could find an interim solution.
- Jim Azato explained that the hole was filled with ½ inch rocks for a safety issue. Mark Stellini said that two people reported falling into the hole. Mark said one of the two people reported almost drowning. So, there was immediate action to prevent any further accidents.
- Loretta Link commented that the rocks were poured into the pond, partially onto private property, without ensuring safety of wildlife or permission from the homeowner affected.
- Patti Scallon said that the stones have been scratching her kayaks. She said that since the rocks were poured, the ease of launching her kayak on the boat ramp has become an issue. She would also like us to come up with an interim, and long-term, solution.
- Larry Klimovitz asked when Halloween is celebrated. Dean Day explained that we follow the City of Lewes guidelines. This year, the Trick-or-Treat date is Oct 31st from 4:30pm-8pm. We will post the information on our website, as well.
- Eric Medhus said that he enjoys living in our neighborhood and enjoys walking down to the pond and painting various areas of the neighborhood as well. He asked if anyone knows if there is a yard-waste pick-up. The Board said we would look into it. It was suggested that he contact his trash/recycling provider or contact Lowes or Home Depot. Debbie Scott recommended going to the dump with yard debris. Stockley's also takes yard debris. Roberta Williams said you can take yard debris to Longneck. DR's Landscaping collects it for \$5/bag but they have a 5 bag minimum.

New Business/Open Floor:

- As a Board, we are willing to work on whatever the community thinks is important. But it is a challenging process to make any significant changes. We will be communicating with homeowners via the website. This is our primary place of communication.

- TJ Bishop asked if we could update our bylaws to include rules about fire pits and open burning. He commented on neighbors burning debris in a metal trash can. The Board suggested that TJ contact the county because DNREC has burning laws. The link for the Residential Open Burning rules is found here: <https://dnrec.alpha.delaware.gov/air/open-burning/residential/>

Meeting Adjourned

The meeting was held from 10:00am - 11:25am.

The next annual Property Owners meeting will be held on 10/12/24. We will try to secure the large meeting room in the Lewes Library, but if it is unavailable we will be meeting in St. Peter's Episcopal Church Community Room. Our next monthly Board meeting is not currently scheduled, although we usually meet bi-monthly.

*Questions/changes: please email edgewaterestatesboard@gmail.com.