

Reserve at Pilottown Home Owners Association
Board Meeting, August 16, 2016
110 Seagull Drive, Lewes, DE

Call to Order:

The President, Karen Fleck, called the meeting to order at 10:40 a.m.

Quorum:

A quorum was present with the following Board members in attendance:

Karen Fleck, Judy Henriksen, Tim MacMillan and Jack Mooney.

Additional attendees included Michael Tupman, presenter and Joyce Calamia, Acting Secretary. Board members, Jack Leshner and Ed McDonough were absent.

Business:

The Board met to review the procedure for voting on the recommended changes to the following Home Owners Association documents: Amended and Restated Articles of Incorporation of the Reserve at Pilottown Maintenance Corporation, Amended By-laws of the Reserve at Pilottown Maintenance Corporation, and Reserve at Pilottown Amended and Restated Declaration of Restrictions.

Former Board President and practicing attorney, Michael Tupman outlined the procedure for voting on the recommended changes. Michael will lead this portion of the annual HOA meeting, where he will explain the meaning of the corporate instruments and briefly outline the changes and sub-changes as members were asked to read the documents on the HOA website and come prepared for the meeting. After, he will entertain questions. Members of record will be asked to vote on the recommended changes.

Action:

After discussion, questions, and additional recommendations, the Board agreed that the corporate instruments, with recommendations for change, be submitted to HOA members via e-mail. Members are again asked to read these documents, come prepared to comment, and vote on the recommendations at the Annual HOA Meeting on September 17, 2016.

Additional Business

1. Election to HOA Board

Officer and Board member tenure ends in the fall 2016.

The following have placed their names in nomination:

Karen Fleck, Joyce Calamia and Bill Cro.

Should additional members wish to place their names in nomination, please contact Karen Fleck at reserve@pilottown@gmail.com.

Action:

Members will be asked to vote on nominees at the fall meeting.

2. Denial of Variance Request

A resident petitioned the Architectural Review Committee for a variance from approved roofing materials to be used for an addition to her property. The ARC denied the request. An appeal was forwarded to the Home Owners Association Board and considered at today's Board Meeting.

Action:

The Board denied the request.

Adjournment:

There being no additional business, the meeting was adjourned by the President, Karen Fleck at 12 Noon.

Respectfully submitted,
Joyce A. Calamia, Acting Secretary
August 16, 2016