

Board Meeting via Zoom on May 14, 2020

Attendees: Jim Carroll, Ben Calamia, Joe DeFeo, Ron Oronzio, Karen Fleck

Secretary: Karen Fleck

Jim Carroll called a meeting of the Board of Directors after attending a meeting with Darrin Gordon from Lewes BPW and the City Planner. The meeting was to discuss the Reserve at Pilottown to grant a 30 foot wide permanent easement to Lewes BPW for the use of the installation of water, sewage and electric utilities.

The 30 foot easement would begin at the center of Canary Creek. During the meeting with BPW, our board members asked why the easement request on our side of the road. The response was it was easier to grant an easement from 1 entity instead of several homeowners on the other side of New Road.

After the meeting with BPW Jim Carroll contact DNREC and they stated unofficially they our not have an issue with the utilities in the wetlands as long as it did not involve fracking and that diagonal boring is common. Jim also contact DELDOT and they felt it was a great idea because the utilities cannot be near the pilings of the Canary Creek Bridge.

Jim also reviewed the By Laws, Convents of the HOA and read them to the Board where the Board agreed the members of the HOA would need to make the decision if an easement would be granted. The board agreed a letter would be sent to Darrin Gordon at Lewes BPW information him the HOA would need provide formal notice of the request including specific legal language of the proposed easement for the HOA members to review for the planned HOA meeting in September 2020. The board agreed to a communication to the members of the HOA advising them of the meeting with Lewes BPW regarding the easement.

The meeting was concluded with a recap of next steps that Jim performed immediately.

1. Letter to Lewes BPW informing them the utilities easement was a decision for the members of the HOA not the Board of Directors
2. Communication to the HOA members advising of the meeting with Lewes BPW regarding the easement.
3. If BPW decided to pursue the easement, the details would be presented at the HOA meeting in September 2020 for a vote.