

**RESERVE AT PILOTTOWN  
BOARD OF DIRECTORS  
MINUTES OF MEETING**

**Date:** July 7, 2021

**Time:** 4:30 p.m.

**Place:** 235 Marina Drive

**Attendees:** Ron Oronzio  
Karen Fleck  
Glenn Dunnington  
Michael Tupman

The Board discussed the non-conforming fence at 318 Captains Circle and another fence which is also non-conforming.

A homeowner questioned whether the HOA's capital reserve fund (\$88,00) is over-capitalized. The Board will explore retaining an independent consultant for a capital reserve study to advise what level of reserves the HOA should have to replace or repair the stormwater run-off pond, the bio-swales, and other common elements without the need for a special assessment. In the meantime, the Board decided to put a temporary cap on the capital reserve fund.

The Board decided to recommend to the owners that the annual assessment remain at \$200 per lot. Any monies in the operating account at the end of FY 2021 (in excess of 2.5 times the HOA's average monthly operating expenses) will stay in the operating account as a contingency against legal expenses the HOA might incur in connection with the BPW's easement request.

The Delaware Department of Agriculture notified the HOA that it had removed poisonous wild hemlock growing in the New Road ditch. The Board will send a notice to all owners and the HOA's landscaper to be careful not to pick or otherwise come into contact with these plants should they grow back.

All four members of the Board agreed to stand for re-election to another one-year term but welcome any other interested homeowners who are willing to serve.