

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

Date: August 12, 2021

Time: 12 noon

Place: GMB Architects/Engineers
110 Anglers Road, Unit 102
Lewes, DE 19958

Attendees:	Ron Oronzio	Charles O'Donnell GMB
	Karen Fleck	Austin Calaman BPW
	Glenn Dunnington	Vince Luciani GMB
	Michael Tupman	Ben Hearn GMB

The BPW General Manager and GMB went over the site plans for the proposed easement, which would start approximately halfway between Forecastle Court and Canary Creek and be 40 feet wide. The four pipes (one for water and sewer, a third for electrical, cable and other utilities, and a fourth spare) would be @18 inches in diameter and stacked vertically.

The Reserve Board explained that approval of the easement would require a special meeting of the homeowners with at least thirty days notice and 75% of the lot owners (78) would have to affirmatively approve, in person or by proxy. The Reserve would also need to receive a written draft of the proposed easement for review by outside legal counsel of our choice at BPW's expense. The BPW offered to provide the space for any special meeting at its expense and to pay for the costs of notifying the homeowners.

The Reserve would also like the BPW to make reasonable compensation for the use of the property.