

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

**Date:** November 29, 2021

**Time:** 12:30 p.m.

**Place:** 110 Sea Gull Drive

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

The Board decided to ask Solitude to measure the sediment in the stormwater maintenance pond. There is no evidence in the HOA books and records of a prior sampling, and this will provide a baseline for future monitoring.<sup>1</sup>

The Board went over the accounting review. The Board is satisfied with the conclusions of the independent CPA but will ask for a more detailed discussion of the transfers of money between the operating and the capital reserve accounts to pay for the removal of the New Road fence.

The Board decided to send letters to BPW and DelDot memorializing the HOA's position with regard to the proposed easements/right of way, and a separate email update to the lot owners.

The Board reiterated that it will not be involved in any discussions or negotiations between DelDot and private lot owners. The Board's jurisdiction is limited to the common areas and areas where the Board has an easement under the Declaration (entry gates).

The HOA has a critical need to find a new bookkeeper to maintain the corporate records, process payment of invoices, and send out notices to the lot owners.

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<sup>1</sup> After the meeting, the Board received a proposal from Solitude for lake mapping, depth sampling, and bottom sludge/soft sediment sampling. The cost will be \$3,690 to be paid out of the capital reserve fund.