

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

Date: November 10, 2022

Time: 10:00 p.m.

Place: 107 Sea Gull Drive

Attendees: Karen Fleck Michael Tupman
 Glenn Dunnington Ron Oronzio

The Board approved the installation of a Little Free Library behind the postal boxes. The HOA will work with Paul Bechley to move the library from Kings Road. The dilapidated and little-used bulletin board will be discarded.

The Treasurer and the Vice President met with the HOA accountant, Tom Sombar, for advice about the tax consequences of any just compensation DelDot might pay to condemn HOA property along New Road. The HOA will be liable for taxes, perhaps as high as 30%, before any money passes through to the owners. The Vice President will undertake to determine the cost basis of the property and to engage an attorney to review the legal documents to transfer the property.

The HOA did not renew the contract with Solitude for stormwater pond maintenance but awarded the contract to Tributaries which offered a broader scope of services for significantly less price. The HOA will not include mowing along New Road in the D&R landscaping contract except around the two entrances and will so advise the affected owners by email. Since the fence was removed, the HOA no longer has any responsibility for the fence easement and DelDot is responsible for maintenance from the road up to the owners' property lines.

The HOA approved a written response to the attorney representing two owners about their proposed fences. The Board approved the building plans for a new house at 234 University Drive and the proposed re-siding/re-surfacing of 227 University Drive.

The HOA will send an email to the owners reminding them about the "do's and don'ts" for vegetation in the stormwater management easements (commonly called the "bio-swales") between University Drive and Marina Drive, and Lightship Lane and Captains Circle.