

Annual HOA Meeting on 10/28/2024 at 9:00 am Lewes Public Library

Draft – 10/28/2024

1. The meeting was opened by Michael Tupman, Board President.
2. 18 attendees and 16 Proxies. At least 22 must be present or in person to have the meeting.
3. The owners unanimously approved the annual meeting minutes from September 25, 2023.
4. The Board asked for additional member to join the Board of Directors and received no volunteers.
5. The members voted to extend all 3 board members for an additional year.
6. Pete Collins volunteered to host the HOA website at no cost to the HOA.
 - a. Action Item: Karen Fleck will speak with Pete because the website is run using WordPress
7. Karen reviewed the financials and warned dues increase may be coming next year due to the rising cost of everything. There were no questions from the floor regarding the financials or the projected 2025 budget.
8. The owners unanimously approved the recommendation of the Board to assess annual dues for FY 2025 of \$200 per lot for the operating budget and \$34 per lot for the capital reserve to be paid by separate checks for ease of accounting.
9. In 2025, we need to engage Whalen Consulting to update the Capital Reserve Study. This enables the HOA Board to anticipate major capital projects so they can be funded in advance and avoid a homeowner assessment.
10. Pete and Priscilla Collins want to put up a mailbox outside of their house and get rid of the mailbox cluster. Michael Tupman explained that the post office will not deliver to individual residences in the newer developments; only to mailbox clusters.
11. Kathy McDonough and Kevin O'Neill are investigating the cost and effort to replace our current mailboxes.
12. Michael stated there was a Fire Marshall process to retire a propane tank. The process is easy and can be handled by a propane company such as filling the tank instead of digging it up.
13. Michael brought up the need for an RFP for a Property Management Company because we cannot get any new members to join the board. Jorgensen and Collins both objected to the search. Subsequently, Michael Tupman resigned from the Board and left the meeting.
14. Judy Henriksen resigned as Welcoming Committee. Mary Lou Bogia is going to take over for Judy and after the meeting, Mary Marco volunteered to help Mary Lou.
15. A suggestion was made for a list of board duties to be posted to the website and sent in an email to the community looking for board members.
16. Beth Wells made a plea for additional HOA Board Members. Michael Tupman's abrupt resignation highlighted the need for more homeowners to step up and participate in the running of our community. After much discussion, the following homeowners volunteered to help with HOA tasks as non-board committee members:
 - a. Ellen O'Brien (maintain the HOA website), Mary Lou Bogia and Mary Marco (Welcoming Committee), Pete Collins (host the website on his server) Larry Firment, and Jean Doran. Karen Potocki also volunteered but Karen Fleck felt there was a conflict of interest at this time with the ongoing litigation..
17. The meeting was adjourned.