

**Shorewood Estates Civic Association (SECA)
Annual Meeting
February 3, 2024 at Galena Volunteer Fire Company**

Ed Oceanic called the Meeting to order at 9:01AM

Attendees: Ed Oceanic, Sueann Hall, Linda Gaydos, Tom Bowden, Fred Lint, John Lytwynec, Jim Pileggi, Doug Uhl, Tony & Valerie Angelo, Mark & Denise Bachmann, Phil Beachy, Chris Bowden, Dan & Kathy Buyse, Jason Conner, Clem Herbst, Bill Irish, Mark Lloyd & Danielle DeCormis, Bryan Matthews, Kristin Peacock, Greg Reed, Jeff & Gail Russell, Friedrich Schmidt, Harold & Candi Shoupe, Joan Skloot, Mark & Carla Smith, Tom & Vicki Snyder, Gary & Mary Sorrelle, Al & RoseMarie Tate, Barry Treftz

Agenda Items:

- Introductions
- Treasurer Report
- Membership Report
- 2024 Board of Directors - Nominations and Election of Officers
- 2024 Budget
- 2024 Membership and Slip Dues
- Community Maintenance and Enhancements
- Hodge Properties Update
- Event Dates
- New Business / Other
- Slip Lottery Drawing

Introductions – Ed Oceanic

- SECA Board of Directors
 - Ed Oceanic (2020), Sueann Hall (2022), Cindy Hamilton (2021), Linda Gaydos (2015), Tom Bowden (2022), Rich Cotton (2023), Fred Lint (2023), John Lytwynec (2020), Jim Pileggi (2023), Doug Uhl (2020)
- Honorable Mentions – *MANY THANKS* to those who have contributed to our community over the past year
 - SECA Board Members for their many efforts and support
 - Tom Bowden, Ed Oceanic – Rebuilt Boat Dock ramp
 - Jeff Russell, John Lytwynec, Phil Beachy, Pete Hancock, Linda Gaydos – Installed and decommissioned piling protectors and de-icer at Anchorage Lane Dock and Boat Dock
 - Patti Cotton, Pat Oceanic, RoseMarie Tate – Re-established neighborhood Welcome Committee
 - Claire Hancock – Audited SECA 2023 Financials
 - Andy Horsey – Mowed along Wilson Point Rd and Shorewood Rd throughout the season
 - Linda Gaydos, Kathy Maisano, Pat Oceanic – SwimTester Bacteria Program volunteers; Tested for 15 weeks throughout 2023 season (Memorial Day to Labor Day)
 - Jeff Russell – Continued to use his golf cart for 'polo' trash pick-up along Shorewood Rd and Wilson Point Rd throughout the year
 - Jack and Lorraine Kennedy – Maintained hedgerow on Anchorage Lane
 - Charles and Barbara MacLean – Trimmed tree and shrub growth along access road to Boat Dock area
 - Bob Hodge – Allowed access to Airfield and provided general community support
 - Neighbor Volunteers – Continued assistance w/ Spring Clean-up, and to those who 'see something, say something' to help keep our neighborhood safe and informed

Treasurer Report – Linda Gaydos

- Current balances (as of 01/31/2024)
 - Checking = \$176.54
 - Savings = \$32,416.53
 - Total = \$32,593.07
- Variance between 2023 Actual and 2024 Planned Budgets for Enhancements – Installing rails for boat dock ramp was postponed in 2023 and will be completed in 2024
- THANKS to Claire Hancock for auditing our 2023 finances including Checking account/Savings account bank statements, check register, and invoices/receipts; All accounts are in order
- Motion to accept 2023 Treasurer Report by Jeff Russell; Motion 2nd by Jim Pileggi; All present approved w/ 'Aye'; One YES vote via e-mail proxy

Membership Report – Linda Gaydos

- Membership Dues were paid by 53 property owners and/or renters in 2023, 66.3% of listed properties (fewer than 2022 and 2021)
- Members also donated an additional \$1575 w/ their Dues
- *THANK YOU to all who joined and donated!*

2024 Board of Directors - Nominations and Election of Officers

- Returning Board Members
 - Officers – Ed Oceanic (President), Sueann Hall (Vice President), Linda Gaydos (Secretary)
 - Members-at-Large – Tom Bowden, Rich Cotton, Fred Lint (new Treasurer), John Lytwynec, Jim Pileggi
 - Stepping down – Cindy Hamilton (Treasurer), Doug Uhl (Member-at-Large); *THANK YOU both for your generous contributions to our neighborhood*
- Newly nominated for Member-at-Large – Gary Sorrelle
- Motion to approve returning Board Members and Nominees for 2024 Board by Doug Uhl; Motion 2nd by Joan Skloot; All present approved w/ 'Aye'; One YES vote via e-mail proxy
- After Meeting Danielle DeCormis agreed to fill available Member-at-Large position

2024 Budget

- 2024 Proposed Budget – Similar to 2023
- Maintenance and Enhancements
 - SwimTesters Bacteria Testing Program (\$640, 15 weeks)
 - Boat Dock Area
 - Replace top and side rails ~\$4-5K
 - Potential 2024 projects (Continue on-hold status until property's new ownership is decided)
 - Launch Area – Reduce water entry angle, and install road-cloth and gravel to improve traction
 - Walking trail around pond
 - Gazebo or some type of shelter (posts w/ sun-shade suggested) to provide shade and protect new picnic tables; 'Shelter' will be located so as not to interfere w/ access
 - Storage Racks – More racks needed?; Stickers?; Lottery?; 2 spaces per household?
 - Community Sign
- Motion to approve 2024 Budget by Doug Uhl; Motion 2nd by RoseMarie Tate; All present approved w/ 'Aye'; One YES vote via e-mail proxy

2024 Membership and Slip Dues

- Board recommended to keep Membership Dues at 2023 rates (\$150) + 4% = \$156 as approved by Membership at 2023 Annual Meeting
- Board recommended to keep Slip Dues at 2023 rates + 4% (various amounts based on Slip location) as approved by Membership at 2023 Annual Meeting
- Motion to approve 2024 Dues was made, seconded, and approved by all present w/ 'Aye'; One YES vote via e-mail proxy

Community Maintenance and Enhancements

- On-hold until property's new ownership is decided
 - Launch area – Enhance for better launching; Lay ground cloth and stone for better traction
 - Pond path – Need volunteers; Path is started along access road side of pond but needs to be cleared; 'Swampy area' near Doug Uhl's property; Available access at backside of 48 acres to pond area
 - Barley straw installed in pond in 2022 to help control new algae seemed to help; Repeat in 2024
 - Anchorage Ln Dock Area – Install gazebo-like structure or posts w/ sun-shade to offer some protection from weather
 - Community sign – Replacement sign tabled from 2022

Hodge Properties Update

- Projects continue to be on-hold until sale and ownership decisions on Shorewood Estates Corporation, LLC, and Bob and Elizabeth Hodge's property (48 acres) are complete
- There were not enough residents/property owners w/in Shorewood Estates neighborhood to buy Hodge property (48 acres); Apparently, there are 2 interested parties, and if not sold, 48 acres will go to auction; Zoned similar to Shorewood Estates
- Five lots on Shorewood Rd between airstrip and 1st house are part of Shorewood Estates (see Shorewood Estates Plot circa 1972 on website Documents tab, under OTHER SECA-RELATED DOCUMENTS, click link

here or paste in browser [Documents \(shorewoodestates.com\)](https://shorewoodestates.com)); Ed Oceanic purchased 1 lot adjacent to his property (1st house) and remaining 4 lots may be under contract

- There is no correlation between common areas owned by Shorewood Estates Corporation, LLC (Robert Hodge, President) and 48 acres owned by Bob and Elizabeth Hodge; Owners may sell both as one transaction or two separate transactions
- Shorewood Estates residents/property owners have deeded rights to access from county road (Shorewood Rd) to water (Swantown Creek and Sassafra River); New owner could not claim Shorewood Estates residents/property owners have no access to dock – can travel across property but may not be able to build storage racks, shed, shelter, etc.
- Mallard Ln (county road) could be expanded as a County-required through-way across 48-acres to Shorewood Rd (at entry to Shorewood Estates); Original plan (year?) to develop 48 acre property as a community was not approved by Kent County
- Could SECA purchase common areas? Bob Hodge offered to sell common areas to SECA for \$10 w/ assurance that new owner of 48 acres would have same privileges and equal access as Shorewood Estates residents/property owners to common areas; Shorewood Estates has exclusive rights to common areas and would require unanimous approval by Shorewood Estates residents/property owners to allow access by new owner; Nothing in existing deed gives 48 acre owner rights to access common areas; Could 48 acres be annexed to Shorewood Estates?
- Jason Conner said he has an offer w/ Bob Hodge to buy 48 acres; Jason said he would not change existing understanding w/ Shorewood Estates regarding access to common areas

Event Dates

- Annual Meeting – First Saturday each February; Additional meetings ad hoc
- Thirsty Last Thursdays – Last Thursdays each month March - November
- Spring Clean-Up – Saturday April 20, 2024 @ 8:30AM (3rd Saturday each April)
- Annual Picnic – September 21, 2024 (3rd Saturday each September)
- Other events TBD – Welcome suggestions by neighborhood

New Business / Other

- Debris/Brush area is CLOSED
- Neighborhood Survey – 50 responses from 111 e-mails sent (households w/ 2 e-mails may have submitted only 1 response); Results are 1.Communication = 96% Very Satisfied/Satisfied; 2.Maintenance = 82% Very Satisfied/Satisfied; 3.Events = 84% Very Satisfied /Satisfied; Linda will compile and collate raw data into categories and themes for further review and discussion by residents/property owners by end of February
- Speeding on Shorewood Rd – No change despite e-mails requesting cooperation; Children have nowhere else in neighborhood to ride bikes (private roads are gravel, not paved); Many neighbors walk and/or walk their dogs along Shorewood Rd
- Sueann is working w/ Kent County and Sheriff
 - Installing permanent speedbump is not allowed, only temporary ones that can be removed for road repair or snow plowing; Consider temporary rubber rumble strips – requires permission due to liability if someone is hurt
 - MD county road speed limit = 25MPH; Request new speed sign (20MPH?) for Shorewood Rd as 15MPH is too slow; Sheriff agreed to patrol neighborhood
 - Purchase flashing speed sign (~\$3500) to alert drivers to their speed; Similar to solar-powered signs in Galena and Chestertown?
 - Need new lane lining on Shorewood Rd (recently county repainted lines on Wilson Point Rd)
 - Several potholes on Shorewood Rd and Wilson Point Rd need repair, not just in-fill
- Lots of dog poop reported along Shorewood Rd properties; Dog-walkers – *PLEASE scoop your dog's poop (that's your neighbor's property)*

Sueann Hall motioned to adjourn the Meeting; Jim Pileggi 2nd motion; All present agreed w/ 'Aye'; Ed Oceanic adjourned the Meeting at 10:02AM

Slip Lottery Drawing

- There were 7 applicants for 9 slips so all applicants were awarded their 1st Choice (no applicants requested the same 1st Choice)

- Balance of payment for Slip Dues ***must be received by March 29, 2024 along w/ Proof of Liability Insurance and 2024 Membership Dues (\$156).***
- Lottery Results:

Slip #1 = Hall	Slip #2 = VACANT	Slip #3 = Buyse
Slip #4 = Reed	Slip #5 = Beachy/Berzsenyi	Slip #6 = VACANT
Slip #7 = DeCormis/Lloyd	Slip #8 = Snyder	Slip #9 = Hancock
- Congratulations to all!

THANKS to Barry Treftz and Doug Uhl for scheduling and securing the facility, to Doug & Sue Uhl, Tom & Chris Bowden, and Linda for providing tasty treats, to Friedrich Schmidt for helping w/ coffee, AND to everyone who helped set-up and put away tables and chairs!

Respectfully submitted,
Linda Gaydos, SECA Secretary