

Shawnee Acres Homeowner's Association (SAHA)
Executive Board Meeting Agenda
September 11, 2024 – 7:00 p.m.

- I. Call to Order / Welcome :** John Mitchell, President
- II. Roll Call**
 - a. Board members present – John, Nora, Marion
 - b. Quorum present - Yes
- III. Approval of Minutes from Previous Board Meeting – June 25, 2024**

John motion to accept, Marion 2nd - Approved
- IV. Treasurer's Report – Nora Mastro Simone**

Checking Account Balance - \$27040.62
Money Market Account Balance - \$11442.52
All bills are current.
Past Due Assessments - \$3980.00
Pre-lien letters are going out.
Meeting with HOA Accountant, Sarah Dill CPA on 9/16 at 11am.
Board will look into higher yield options (CD or municipal bonds) for reserve funds.
- V. Old Business**
 - a. Drainage Project
DNREC has been out to assess Deep Branch and to walk out ditches. No report has been received to date. We are on a waiting list for services.
 - b. Entrance Maintenance
Rogers repaired the sign at the east entrance and Hall's power washed the signs and curbs at both entrances.
 - c. Website
Up and running. John has heard from several residents that they like it.
- VI. New Business & Discussions**
 - a. Deed Restrictions
 - Workshop meeting
 - 1. Fences
 - 2. Chickens & Livestock
 - 3. Fuel/Gas Tanks
 - Addressing Violations

Motion made to discuss county code, paper ballots, draft amendments, and addressing violations with Mr. Berl, the HOA attorney. Unanimously approved.
 - b. Nominating Committee for Elections
Committee no longer required. John will attempt to contact several people who may be interested in serving.
 - c. Plow bids for 2024-2025 Season
Bid requests are being made to previous companies who put in bids.
 - d. Agenda for October Meeting

Drainage project update, Restriction amendments/violations/plow contract, elections

VII. Executive Session

- a. Individual Deed restrictions violations – not discussed – tabled until discussion with Mr. Berl

VIII. **Adjourn Meeting** Meeting adjourned 8:20pm

Board of Directors

- | | |
|-------------------------------------|--------------|
| • President – John Mitchell | 302-270-3421 |
| • Vice President – Doug Carlino | 302-222-0937 |
| • Treasurer – Nora Mastrosimone | 631-523-6006 |
| • Secretary – Marion Chandler | 302-393-9276 |
| • Member at Large- Veronica Hoffman | 732-245-2967 |