

Pembrey Civic Association Board Meeting 3/23/2026

Attendees: M. Wichmann, S. Hudak, J. Renz, R. Dudek, J. Stottmann, J. Harper

Invitees unable to attend: A. Hines, P. Gray, D. Silverman, J. Christensen

Agenda-

1. Potential slate of candidates for board openings – Board proposal for slate to offer in addition to any open offers at annual meeting.
2. Review of 2025-26 budget and finances – Board proposal for annual HOA dues and proposed budget for 2026-27
3. Additional topics for consideration and discussion.

Meeting was called to order by Mark. Thank you to the board, committee representatives and especially those present today for service to the community. Review of agenda and expected board voting on 2 agenda items expected:

1. Board approved potential slate of candidates for 2026-27 board.
2. Board approved draft 2026-27 budget and association dues.

J. Harper stressed the importance of service to the community and reviewed the nomination committee's (he and P. Gray's) work in identifying a potential slate of nominees for consideration at the annual meeting. At least 1 additional candidate will be required to present a full slate and the nomination committee is still working on this following leads.

Motion 1: For the board to approve the slate of candidates below in addition to additional willing candidates who may come before the nominating committee or present to the annual meeting 4/1/2026 for consideration. Motion 1 seconded by Rich. Unanimously approved.

Position	Current '25-'26	Slate '26-'27
President	M. Wichmann	M. Wichmann
Vice President	S. Hudak	J. Renz
Treasurer	J. Renz	J. Stottmann
Secretary	J. Christensen	J. Christensen
Member	D. Silverman	D. Silverman
Member	P. Gray	P. Gray
Member	R. Dudek	R. Dudek
Member	A. Hines	K. Harper
Member	J. Stottmann	

Committees have all reported voluntary members wishing to repeat service for the 2026-27 committees. Great work by those committees and those volunteers for continuing. Jeff Harper left the meeting to leave the board members for the remaining agenda. Thank you, Jeff and Patrick, for outstanding work.

J. Renz reviewed the 2025-26 budget and performance. We are a little short on dues collection vs budget. Uncontrolled weather events (3 reimbursable snows) and the replacement of one island tree accounted for most of the budget over-run. Retained income will carry us forward until next year's DelDOT reimbursement, making us approximately revenue neutral.

J. Renz also proposed budget for the 2026-27 fiscal year approximately equivalent to 2025-26 budget, but increase is expected for island maintenance. This item is to be worked out prior to annual meeting. The proposed budget is within expected revenue generation from current association dues of \$100 annually. An updated 2026-27 budget will be presented at the annual meeting. Josh had to leave the meeting. Thank you, Jennifer for the terrific work and service to Pembrey.

Motion 2: For the board to approve maintaining the 2026-27 association dues at \$100 annually, equivalent to the 2025-26 association dues. Motion 2 seconded by Rich. Unanimously approved.

Open discussion of various topics ensued for follow-ups as noted.

1. Bulk notification via email of board positions considered in the future – Jeff and Mark to discuss
2. Auto delivery of franchise tax documents to treasurer not currently complete – Mark to follow up after annual meeting to ensure the new treasurer is noted
3. Establish protocol to provide approval for treasurer to reimburse him/herself for legitimate expenses- Mark
4. Continued examination of website cost-efficiency with Tom and monthly /yearly payment options. Mark work with Tom Ludwig and develop suggestion for best options when current service expires.
5. Suggestions for residents to be mindful to minimize loyalty signage based on contractor agreement. Certainly, following work completion, signage should be removed promptly.

Thanks for all contributing and these notes will be provided to the secretary for open posting on the website.