

# Pembrey Annual Meeting Minutes 4/1/2026

- The meeting minutes (here) are added as an addendum to the front of the slide deck which was presented and used as the frame work for the meeting's discussions. We are separating the minutes of the meeting from the pre-built deck to differentiate discussed from that which was shown vs that which was discussed by use of blue font. The blue font materials were discussed and represent the meeting minutes, while the remaining materials were presented as shown in the following slides.
- The meeting was called to order by Mark Wichmann as the current president of the Pembrey Civic Association at 6PM on 4/1/2026 in multipurpose room A of the Brandywine Public Library as notified to residents through e-mail notification.
- The following 13 households were personally represented by 15 attendees as shown by their sign-in to the attendance log:
  - 103 W Pembrey – Mark Wichmann and Mary Jean Cash
  - 105 W Pembrey – Tracy Ignatieff
  - 109 W Pembrey – Jennifer Renz
  - 111 W Pembrey – Biff and Aaron Buda
  - 104 W Pembrey – Rob Bates
  - 106 W Pembrey – Fran Maloney
  - 211 W Pembrey- Peter Free
  - 203 W Pembrey – Rad MacFarlane
  - 101 W Pembrey – Peter Poulle
  - 215 W Pembrey – Josh Stottmann
  - 112 E Pembrey – Jeff Harper
  - 208 N Pembrey – Rich Dudek
  - 211 N Pembrey – Mary Jo Kealy
- The meeting proper began with Mark's review of the agenda and expectations for the meeting. Three major items were expected for vote – the budget , dues, and officers for 2026/27 year. No new agenda items were requested from the floor at this time.
- Neighbors introduced themselves sharing their Pembrey history
- Mark thanked those in attendance and apologized for missing those who may not have been able to attend as we met on the first night of Passove holiday. He reviewed the main Pembrey activities from 2025/26 and expressed thanks to the many volunteers willing to support the community through their service to the board, committees and vital participation in the successful activities of the past year. Similar 2026/27 activities are planned so all who wish to participate are encouraged to reach out to the board or committee leads to offer their help. Thank you
- Jeff Harper, nominating committee lead, reviewed the current board members and the proposed slate of candidates and positions for 2026/27 year. No additional candidates were offered from the floor following request, but Jeff encouraged all to consider candidacy for next year in order to maintain our mission. Motion 1 was introduced and seconded to approve the slate of candidates for 2026/27 year. Voting was unanimous in favor of motion 1. No opposition was noted. The motion passed.

# Pembrey Annual Meeting Minutes 4/1/2026 (con't)

- Jennifer Renz, current treasurer, reviewed the 2025/26 budget and expenditures with reference to the same 2024/25 items. She noted key expenditures for snow (3 reimbursable snow storms), and the replacement of a dead island tree (shown within misc expense) which were unique to 1025/26 budgeting and represented the largest differential from the balanced budget. We expect DE state reimbursement, at up to 75%, for the storms which should show up in the 2026/27 books. A 2026/27 budget similar to 2025/26 was proposed with slight inflationary increases in island maintenance. For this reason, the board recommends keeping the dues steady at \$100 annually per household. Discussion about the board's intention to investigate ways to minimize its expenses – especially through our web services and electronic communications vs printed directories ensued. Snow removal efficacy and costs were discussed as the classic tradeoff. Thoughts expressed both sides; unhappiness with the width of plowing (use of snow sticks?) and retained road ice with cold weather, balanced against the (appreciated) low cost of removal. Follow-up discussion with the vendor, Creative, is warranted to understand his challenges and reflect community feedback in order to drive to sustainable solutions. More communication through the year will be available as we contemplate prudent change (in any area of the budget) to reduce costs. Request from the floor for publication of the annual retained balance of the association in alignment with the balance sheet was made and accepted. This is presented in (new) slide 8 of this deck (in blue color to highlight it's addition) and will be presented annually moving forward. Motion 2 was offered and seconded to approve the proposed 2026/27 budget. Voting was unanimous in favor of motion 2. No opposition was noted. The motion passed.
- Motion 3 was introduced and seconded to approve the retention of the annual dues at \$100/household for 2026/27 year. Voting was unanimous in favor of motion 3. No opposition was noted. The motion passed. Annual dues of \$100 per household are due by 4/30/2026 and payments should be made to Pembrey Civic Association to our new Treasurer, Josh Stottmann, at 215 West Pembrey Drive.
- Mark reviewed goals for 2026/2027 year and again requested interest in volunteers for help committees to assist in these goals. Pembrey paving is not planned in 2026/27 but requests of Debra Heffernan's office have not yet been received. We would also like to sponsor a discussion from Debra on the Delmarva Power increases with notes of expectations from proposed data center constructions (not imminent).
- Open discussion items. Discussion of yard sale timing – perhaps to fall vs spring (Chatham timing) would give greater time/enthusiasm and avoid spring rains. Solar options for island tree lighting were offered. Overall speeding in neighborhood was discussed. Current status of 119 East Pembrey Drive given the recent realtor listings. According to the NCC land use site, it has not changed ownership since 2021. Some of these items may be appropriate for follow-up in 2026 for further action.
- Finally some shared community considerations – including information on coordination of trash hauling with Evergreen was shared.
- Without further input for discussion, a motion for meeting adjournment (motion 4) was offered and seconded. Voting was unanimous in favor of motion 4. No opposition was noted. The motion passed and the 2025/26 annual meeting was adjourned .

# Agenda (Please Sign In)

Welcome and Neighbor Introductions

2025-26 Recap

Board Candidates and Voting

Financials and 2026-27 Budget Voting

2026-27 Plans

Committee Comments

Additional Floor Discussions

Thanks and Meeting Closure

# Neighbor Introductions

Name

Address

How Long You've Lived in Pembrey

# 2025-26 Recap

Thanks for Tremendous Commitment and Volunteering

Welcome of 2 New Families – Buda and Joyce

Coordinated Yard Sale with Chatham

Summer Get-together Picnic

Paving of Pembrey Place (Nov '25)

Replacement of 1 Island Tree

Pembrey Children's Association Festival of Lights

# Board Candidates and Voting

Board and Committee Engagement Welcomed

Request for Nominations From Floor

Position	Current 2025-26	Slate 2026-27
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	S. Deardorf

# Financials and 2026-27 Budget Voting

		FY24-025 Budget	FY24-25 ACT	FY25-26 Budget	FY25-26 ACT	FY26-27 Budget
<b>Revenue</b>						
Member Dues		6100	7350	6100	5900	6100
<b>Group</b>	<b>Expense</b>					
Island	Island Water	350	430	410	143	430
	Island Maintenance	1500	1610	1600	1670	1855
	Sprinkler Syst Main	700	300	700	355	500
Snow	Snow Removal	900	1000	1000	3150	1000
Neighbors	Social	500	401	500	400	500
	Website	200	0	250	360	364
	Supplies	250	13	150	205	150
	Welcome	200	51	150	0	150
	Misc	100	0	100	1035	100
CA Org	CCOBH	25	25	25	25	25
	DE Franc. Tax	25	25	25	25	25
	Insurance	1021	1021	1021	1021	1021
<b>EXP Total</b>		<b>4700</b>	<b>3805</b>	<b>4860</b>	<b>7318</b>	<b>5049</b>

# Restated Financials – including Retained \$

		FY24-025 Budget	FY24-25 ACT	FY25-26 Budget	FY25-26 ACT	FY26-27 Budget
<b>Revenue</b>						
Starting Retained \$		11877		11,746		9256
Member Dues		6100	7350	6100	5900	6100
<b>Group</b>	<b>Expense</b>					
Island	Island Water	350	430	410	143	430
	Island Maintenance	1500	1610	1600	1670	1855
	Sprinkler Syst Main	700	300	700	355	500
Snow	Snow Removal	900	1000	1000	3150	1000
Neighbors	Social	500	401	500	400	500
	Website	200	0	250	360	364
	Supplies	250	13	150	205	150
	Welcome	200	51	150	0	150
	Misc	100	0	100	1035	100
CA Org	CCOBH	25	25	25	25	25
	DE Franc. Tax	25	25	25	25	25
	Insurance	1021	1021	1021	1021	1021
<b>EXP Total</b>		<b>5771</b>	<b>4876</b>	<b>5931</b>	<b>8389</b>	<b>6120</b>

# 2026-27 Plans

Spring Yard Sale (?) – Coordinated with neighbors

Follow-up on Pembrey Paving Plans

Coordinated Seminar with Debra Heffernan on Delmarva Power Bills and AI Datacenter implications

Summer Get Together

Cost Reductions for Association

Additional Requests From Floor?

# 2026-27 Paving Plans

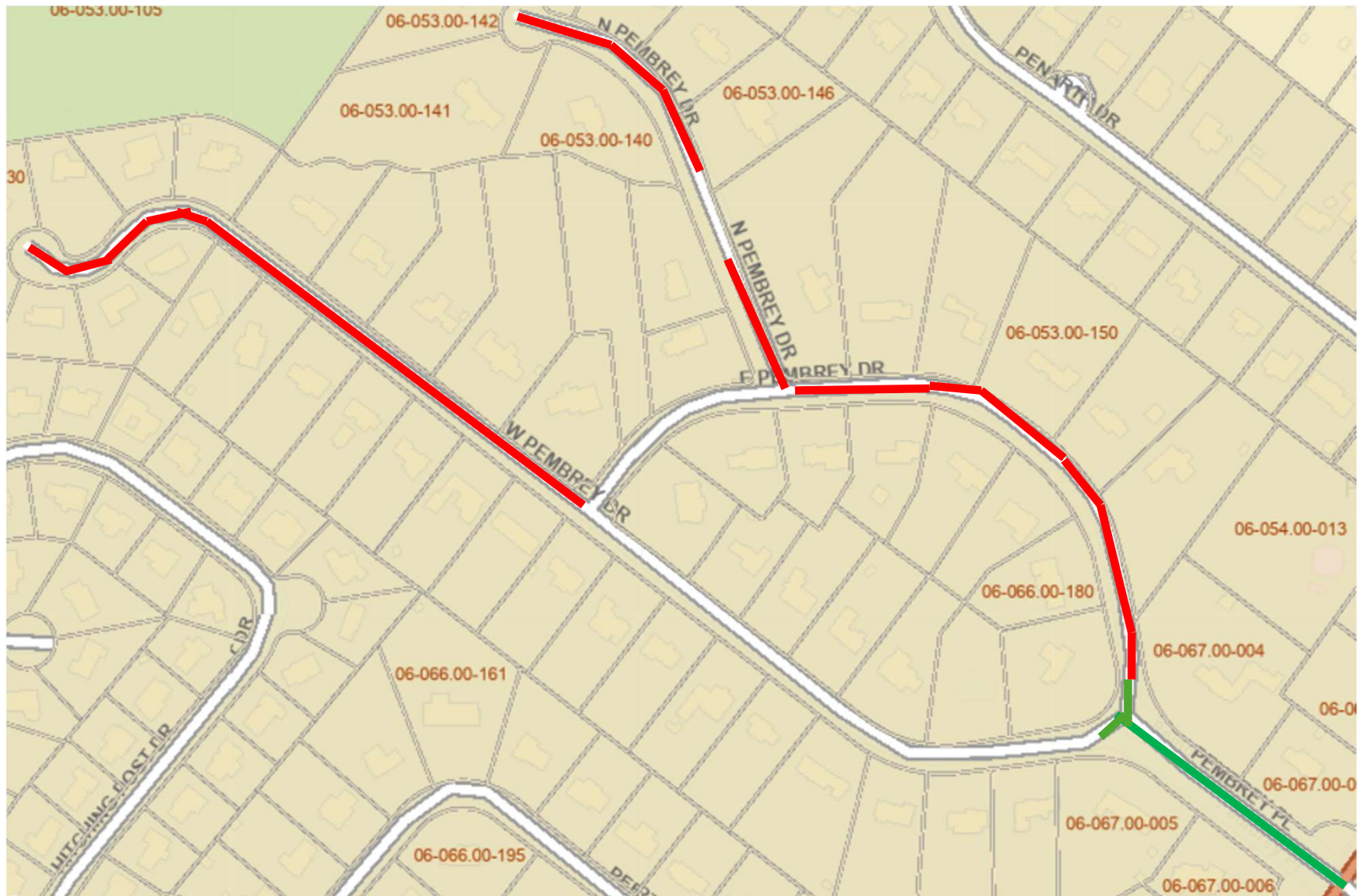
Requested Update of Road Condition Report from Debra Heffernan  
Generally Level 3 – Poor are funded for repaving

Outstanding:

East Pembrey Drive to North (prev: Level 2 – Fair)

West Pembrey Drive to Cul-de- Sac (prev: Level 2 – Fair)

North Pembrey Drive Before Culvert and after Culvert to Cul-de-Sac  
(prev: Level 2- Fair)



# Committee Comments

## Committees

Island

P. Gray

Snow Removal

D. Martelli

Architectural

D. Martelli

Nominating

J. Harper

Welcoming

E. Gruber

Website

T. Ludwig

Directory

L. Eriksen

# Agenda

Additional Floor Discussions (?)

Requesting help if needed

Community Courtesies –

- Maintaining hydrant access
- Limiting trash cans out over the weekend
- Mindfulness of outdoor chemical use with our pets and wildlife

## Thanks and Meeting Closure