

SOUTHERN POINTE SHORES HOMEOWNER'S ASSOCIATION (HOA)

ANNUAL MEETING MINUTES

DECEMBER 6, 2025

- The meeting was called to order by President Linda White, at 123 Isaacs Shore Drive, Slaughter Beach, DE at 2:00pm. Quorum achieved.
- Attendees In Person:
 - 101: Kate and Joe Depasquale
 - 104: Lisa Roddis
 - 105: Linda White
 - 107: Pam Schaefer
 - 108: Cheryl Myers
 - 115: Ed Serafin and Loretta Orzo
 - 117: Michael Maupin and Lela DeBaptiste
 - 119: Jim Sober
 - 123: Ellen Barag and Bill Krause
- Attendees via Zoom:
 - 121: Debbie and Marc Henschel
- Proxy:
 - 102: Steven Miller
 - 109: Megan Fabry
 - 111: Nicole and Morgan Cowperthwaite

OFFICER UPDATES:

- State of the HOA: Linda White:
 - We are in good shape, but some improvements are needed, which we will discuss.
- Vice-President Comments: Ed Serafin:
 - Roadway is in rough shape. Potholes to be addressed in the spring. Hopefully clamshells will be available. Keith is coming in to do grading.
- Secretary Comments: Debbie Henschel:
 - No minutes were recorded from 2023 and 2024. We will need to re-create.
- Treasurer Comments: Cheryl Myers:
 - Deferred initial comments.

ACTIONS NEEDED TO UPDATE MINUTES AND BYLAWS (responsibility of the secretary)

- Last updated January 2021 from the 2020 HOA meeting. Included were owner responsibility for road damage, owners not utilizing unimproved property for a campsite, storage facility or other use that involves erection of or parking of a temporary or permanent facility and as such, homes may be used as rental properties, but rentals are restricted to once a month.
- Bylaws and deed restrictions are public documents which must be accurate. Bylaws are our documents. Deed restrictions are filed with the state. We will keep these on our website.
- The 2022 minutes were received but not approved or circulated.
- The 2023 and 2024 minutes were never produced to our knowledge, but we have agendas. Discussion of distributing agendas and having input from owners and re-creating minutes with a disclaimer. Main concern is the voting/discussions that occurred.

TREASURER'S REPORT

- Cheryl provided an updated budget for 2026 (see attached).
- Budget for 2026: We will have ~\$5000 left over after all expenses are covered. Discussion of increasing HOA dues or individual assessments if needed.
- Road repairs are unknown at this time, dependent on materials. We still need another load of clamshells as about half the roadway still needs but getting them is an issue.
- Currently there is no interest in increasing dues above the current \$500/lot.
- Discussion of what happens after the state/town tears up the road for sewer installation. Unknown at this time.

UPDATE ON ISD ROAD

- Clamshells are still an issue as previously noted above. Potholes main issue Keith will be grading the road on 12/12/25. (estimate: \$500)

- Details were added to the third amendment of the deed restrictions January 2021: “The following shall be added: Each lot owner shall be responsible for any damage to the road, common areas, or personal property incurred by any employee, contractor, or any persons granted access by the lot owner. Such damage must be corrected or repaired within 30 days of the notice of damage presented by any lot owner or the SPS HOA.” This was an old issue now resolved.

→ No issues other than contractors parking in the middle of ISD.

- Gate Update:
 - Seems to be working well with a few issues.
 - Unauthorized usage being corrected. We continue to have incidents of people coming in with owners' codes. Examples were discussed.
 - Ellen Barag was added as an alternate administrator but needs training.
 - Please notify Linda if you feel an access code has been compromised.
 - The gate system has a lot more potential that we are not utilizing but must have someone managing (i.e. timed pass codes).
 - Discussion of a temporary contractor code. If there is interest reach out to Linda.

OTHER UPDATES

- TOSB Dune replacement: \$10 million grant in 2024 via Tom Carper. DNREC is indicating that this will happen in 2026/2027. ISD roadway is not included because our beach and road are private. Linda pointed out that she has a DNREC EASEMENT document from 1970's which allows replenishment/maintenance of dune all the way through half of Pam/Cheryl's lot (end of DNREC building line).
 - Concern is that if dune is replaced north of ISD, this will push water onto our community, i.e. flooding.
 - Discussion is that if our beaches are not replenished then we may want to consider making our community private from public access to the lowest water line. Will readdress once we get to that point.
- Dune fencing was discussed. Suggestion was made to replace fencing for those interested who can do it (#109-123). Clarification was made that this is the fencing closest to the bay.
- Linda commented that Joey from ProCoast sand bagged to her property and it was effective during the last storm.

- ISD Signs were washed away during the last storm, but Ed located them and put them back.
- Budget 2019: \$2K for shrubbery: no one wanted to utilize these funds for shrubbery. Everyone decided to drop it from the budget and further consideration.
- Ed will get a formal quote to extend the gate in front of SPS.

RENTAL POLICY

- A spirited discussion revolved around our current rental policy vs proposed changes.
- The rental policy added to the deed restrictions in January 2021, stated “Homes constructed within the guidelines of these restrictions may be used as rental properties, but rentals are restricted to once a month.”
- It was noted that allowing only one rental per month was potentially hindering the sale of a current property in our community. Furthermore, the current real estate trend in Slaughter Beach shows an upward trend in the rental market.
- It was noted that there is a difference between a homeowner wanting to rent their private home, vs a broker buying for rental-only purpose.
- Bottom line: Is this something we want to do (i.e. change deed restriction)? How much extra work on the HOA would this create?
- Task force will investigate options and report back: members to look at this: Pam, Cheryl, Lisa, Bill and Michael.

BEACH ACCESS

- Town of SB laws state that homes West of the road do not have direct beach access.
- This is coming up as an issue with the current sale of a home in our HOA.
- Easement not recorded would be an option for individual allowance, if owner of those homes on the East side allowed.
- Discussion of the lot currently not under the HOA. Once this property triggers an actionable event (i.e. permit) then legal intervention/investigation would be warranted.

- Currently, no one is in favor of allowing unfettered access.

SEWER PROJECT

- Sussex County is finalizing plans with the expectation that work will start in 2026-2027.
- The County has been issued the easements necessary for installation and maintenance for Isaacs Shore Drive.
- Owners are required to pay all hook-up and related charges, ex: moving fences or other obstructions to the sewer mains or pods.
- Owners can opt to remove their existing systems or to fill them in, but it must be rendered unusable.
- When we are notified, the installation will take place, the board will get competitive quotes on the costs that are the owner's responsibility. It will most likely be less expensive if we all utilize the same contractor.
- The quotes will be presented to the HOA and the owners can decide what they want to do. Lot 102 will not be hooked up with initial installation.
- C-122 map is attached showing placement of pods for sewer system.

NEW BUSINESS/DISCUSSION

- None

NOMINATION AND ELECTION OF OFFICERS

- Motion was made and seconded to keep existing officers. The vote was unanimous.

MOTION TO ADJURN 3:53pm.

