

Meeting Minutes

Southern Pointe Shores HOA annual meeting

May 28th 2016 3pm

Conducted at the home of Bill and Ellen

Present:

Bill Krause & Ellen Barag

Lisa Roddis

Cheryl Myers & Pam Schaefer/Secretary

Loretta Orzo & Ed

Carole Ramos/President & Patti Catanzaritti/Treasurer

Present via telephone

Kate and DePasquale

Linda White & Tom White

Steve Miller

Michael Maupin/Vice President

At about 315pm on 5/28/16 the HOA of Southern Point Shores Conducted their annual meeting. Carole Ramos President of the Association called the meeting to order and proceeded to discuss the items that were set forth in the agenda

Carole stated that a quorum was met.

Treasurers report:

- Annual dues per lot are now \$500/lot = \$7500
- Standard monthly expenses that are direct autopays from our account for the gate (Verizon, DelMarva Power and Birch Communication) = ~\$63 (annually comes to ~\$750)
- Annual expenses are:
 - Insurance for HOA Board/Gate = \$1345
 - Annual Franchise Tax = \$25
 - Annual Gate Maintenance ranges between \$500- \$1000 depending on what they find wrong! Although this year we lucked out and it was \$190.

- Annual road maintenance has been going up annually due to rising cost of both material and services. This year for crushed concrete + putting it down ~ \$2700
- So, in general, if we have \$7500 in the bank at the start of the year after all dues received, ***and no unexpected expenditures happen***, then we spend maximum about \$5820 leaving a residual \$1680 each year.
- This year, the storm brought financial challenges to our budget which equated to the following additional costs = \$1029 for snow fence purchase and installation.
- Current balance in the bank is \$2772.20
- Annual dues of \$500 will be due November 1, 2016!!

Then Carole asked Pam to explain the new website. Pam stated that she created a website to SPSHOA. The address is www.southernpointshores.com She also created a hidden page for the HOA docs and other important information. This page is hidden from public view and can be accessed as follows: www.southernpointshores.com/hoa-docs.html The website contains information about the local area and contains links to other sites of interest. There is also a photo gallery. If anyone has photos or information that they would like to include or if you have any suggestions for content please email Pam at pms1530@aol.com. Pam is working on getting the HOA doc page password protected for the future.

Gate Update: Carole will remain the contact person for the gate. It had been previously decided to change the gate codes yearly. Every time the gate code is changed it costs the HOA money as it is considered a service call. Last year, it was decided to give everybody 5 new gate codes to use at their discretion and no further gate code changes were necessary at this time. All were in agreement.

The gate was serviced 12/14/15 Maintenance, code changes testing. They saw that the chain was very loose again. This happens when it is stood on and stretched. We should discourage people/children from playing or lingering in front of the gate as it is extremely dangerous. Carole also stated that she showed the Depasquals contractor how to trip the breaker and reset to open the gate. Please let Carol know if anyone is expecting to do a lot of work and she can have the general contractor in charge of this duty.

The post office has been having difficulty with our mail box that contains the remote control to open gate. This set up doesn't seem to be working well because the mail box keeps getting hit and knocked down. Therefore Ivy, the mail carrier took the remote home with her for the time being. However, it is against post office policy to have the mail carrier take the remote home other arrangement may have to be made.

For new residents: Make sure you construct your mailbox so it measures 44 inches from the ground to the bottom of the opening of the mailbox. This measurement makes it more easily accessible for their vehicle. Also everyone must keep the roadway clear for the mail carriers as they are not allowed to back up.

Patty then brought up the fact that she has been weeding and maintaining the front gate entrance and would appreciate it if others would chip in to help keep the entrance area looking presentable. Cheryl asked if we could pay someone to do this. Patty said that the HOA budget would not allow for this and thought it more prudent for residents to maintain it ourselves.

Carole then asked all residents to please follow the state and town dog ordinance throughout our community, on our private property and beach. Please have your dog under control at all times and clean up after them (and your guests too).

Road update: Carole stated that it took a total of 9 tractor trailers of crushed concrete to rebuild road. The cost as per Patty's treasurer report was \$2382.35 plus Mark only charged us \$417.65 to clear sand, level and prep road, spread, roll crush and demagnetize. He said he will return as needed to fill in pot holes.

It was then discussed the need to top coat the road surface with clams or other materials. Carole asked various sources for quotes. One company estimated that we would need approximately 10 to 11 loads of clam's shells at \$425.00 per load plus \$400 for man and machine to spread. Total cost approx. 9000-10,000.

Bill Krause brought out a pile of rebar that he and Ellen collected in front of their house. He feels that the road needs to be finished off with a top coat of clam shells. Pam, Cheryl and Lisa also concurred that rebar is found in front of their homes as well. Pam got a flat tire last month suspecting that the rebar was the culprit. Carole brought up that the clam shells pose the same problem as the crushed concrete because Grottos will not deliver pizza here anymore because they got a flat tire from the clam shells. Also, Carole's PT driver also got a flat tire from the clam shell road as well. Other road surfacing options were discussed like paving and concrete which are very expensive. Lisa Roddis mentioned that she rode her bike this morning to the Nature Center and they had just resurfaced their road with a small stone that was very easy to walk on and bike on. **Bill Krause will investigate what surface material they used and get estimates. Bill will also get estimates from his excavating contractor on how much he would charge to spread the clam shells.** In any event all agreed that the road needs to be re – demagnetized at the very least and further investigation into pricing and other alternative material needs to be gathered before a vote on resurfacing the road takes place

Next discussed was the storm repair and snow fencing: Carole asked the Depaquals and the Whites if they wanted to have the dune fencing continue in front of their homes. The Depasuals stated that they would be able to better determine that when their house and decking is finished. Linda White stated that due to the DNREC line she would not be able to utilize the dune fencing. She also stated that DNEC is supposed to come back to replenish the dune that they built in the 1970's.

Carole said that most of the over wash has been groomed and smoothed and that some property owners have built up dunes at their own expense. Carole also stated it is the responsibility of the lot owners to listen and work with their neighbors for the safety and security for all and it is stated so in our bylaws and incorporation papers.

Also discussed was the planting of dune grass and other indigenous plants. Carole encourages all to do this and she has extensive lists of plants to use if interested also local nurseries that carry these plants

Mosquito control: Jackson Gingrich is the town's mosquito control representative. Bill will contact him to see when we are on the list for spraying. Some of us in the community use a company called Mosquito Authority (302-226-2004). Ask Carole for phone number if interested as we may get a better group rate. Other fly control systems are the Rutgers fly trap and the Purple Martin condos. Carole also stated that if you want to put up purple martin condos, please put them up on the marsh side so that they will be most effective and also will not obstruct any bay views.

Old and new business: Carole apologized for dropping the ball on the 2014 decision to review /reorganize the bylaws and deed restrictions to make possible changes. The original by laws have now been transferred to electronic format and Carole suggested that they be posted on our website HOA-doc page for review and feedback for a 6 month time period. All members can submit their suggestions during this time period and then the board can compile into a working document to update and revise the docs. Once that is done we can put the entire document out to the entire HOA for certification.

Carole went on to say that as we continue to grow in size it is important to keep our community safe. We all look out for each other and keep an open eye on the goings on and we all have each other's backs. We have been experiencing more activity with lots selling and realtors and contractors coming and going. She emphasized the need to question anyone you don't know...just ask – can I help you??? We need to be vigilant and we take care of ourselves and our neighbors.

Elections for board members were conducted as follows:

Carole resigned as president due to her health issues and said that she would consider being VP. Carole nominated Linda White for president and Cheryl seconded the nomination. Michael Maupin resigned as VP and nominated Carole for VP Bill Krause seconded the nomination. Patty Catanzariti will remain Treasurer and Pam Schaefer resigned as Secretary and nominated Ellen Barag for Secretary. Cheryl Myers seconded the nomination. All were in agreement and approved the new board as follows:

Linda White - President

Carole Ramos - Vice President

Patty Catanzariti - Treasurer

Ellen Barag - Secretary

Mark Wells as 5th tie breaker

Meeting was adjourned at 430pm

Respectfully submitted by,

Pam Schaefer/Secretary