



**Southern Point Shores**  
**Homeowner's Association Annual Meeting**  
**Minutes**  
**October 27, 2019 (11:00 AM – 12:30 PM)**  
**Final**

- 1) Attendees:
  - a) Lisa Roddis (104 Isaacs Shore Drive) – by phone
  - b) Cheryl Myers and Pam Schaefer (108 and 109 Isaacs Shore Drive) – by phone
  - c) Ed Serafin and Loretta Orzo (115 Isaacs Shore Drive)
  - d) Michael Maupin and Lela DeBaptiste (117 Isaacs Shore Drive) – by phone
  - e) Carole Ramos and Pat Catanzariti (119 and 121 Isaacs Shore Drive)
  - f) Bill Krause and Ellen Barag (123 & 125 Isaacs Shore Drive)
  - g) Joan Mancuso (106 Isaacs Shore Drive) – by phone
  - h) Linda and Tom White (105 Isaacs Shore Drive)
- 2) Opening comments from Bill Krause giving the President's Report:
  - a) Mentioned about insect control. See further down for motion to start SPS Environmental Committee.
  - b) Bill spoke again about Slaughter Beach beach replenishment issue. Shortly after the meeting, an email from the Town Council came out stating the following: The Army Corps of Engineers prepared a Feasibility Study for the use of dredged materials to shore up Delaware's bay beaches. Unfortunately, DNREC and the Governor have not responded to this proposal and the Corps has given the State a deadline of 11/30/19 to respond. Our understanding is that DNREC believes that the cost of using sand from the shipping channel is too high when juxtaposed against the cost of trucking sand in to replenish the beach. The town has asked for residents/homeowners to write letters the State to reconsider their position before the end of the month. Pat Catanzariti brought up the fact that Mayor Ward indicated if SPS were to receive beach replenishment, we would have to forego our gate, i.e., give up our "private road" access. Overall, we here at SPS have done a nice job keeping our dunes intact and secure!
- 3) Ed Serafin gave the VP report – Ed indicated that he received an updated asphalt quote to pave the road for \$59K from Asphalt Paving. This discussion led to a proposal further down for getting updated quotes for asphalt, clamshells and  $\frac{3}{4}$  stone and then present to SPS HOA for voting.

- 4) Ellen Barag gave the Treasurer's report – currently we have \$15,031.15 in the bank. Expenses are fairly stable. Website costs were questioned but it comes out to about \$180/yr or \$15/mo but it does house our SPS documents and realtors use it. The telephone costs were also questioned. It was asked to look into cellular vs land line. **Post meeting note:** Carole Ramos reached out to Dewey from Hancock Gate about cellular options. They offer a cellular system for an initial cost of \$3700 (it replaces the key pad plus some other added costs) plus a \$50/month cellular service fee! Currently we are paying \$67/month for telephone service. Ellen was going to check with Verizon to see if there were less expensive options.
- 5) Road Discussion and Vote:
  - a) Issue: Road resurfacing is a must and STILL needs to be done. The discussion was really no different from last year with regard to what to do as far as the major expense to the road.
    - i) Adopted:
      - (1) A motion was made by Ellen Barag, seconded by Pat Catanzariti and all voted in favor to do the following: Updated estimates will be sought for Asphalt/Clamshells/Stone. Michael Maupin will get the asphalt quotes, Bill Krause will acquire updated quotes for clamshells and Carole Ramos will get updated quotes for  $\frac{3}{4}$  stone. These will be presented to the HOA Board by 12/1/19 to consolidate the quotes for HOA submission for majority vote by 12/15/19.
- 6) Proposal: SPS Environmental Committee (Current Members: Pat Catanzariti, Bill Krause and Ed Serafin). This Committee would oversee greenhead fly traps/butterfly plants/landscaping common area. Committee would have a budget of \$2,000. Motion was made by Ellen Barag/seconded by Ed, all voted in favor.
- 7) Annual HOA Dues – there was a motion by Ellen Barag to keep the 2020 fees at \$500 and Ed Serafin seconded it with a unanimous vote in favor from present HOA members. Dues are due by December 31, 2019. Ellen Barag sent out an email shortly after the meeting reminding you where to send your check.
- 8) Gate Report – Remote controls, if you change your batteries, you could inadvertently change your toggle codes inside the remotes. So be careful! The other fix was routine maintenance.
- 9) Carole Ramos reiterated that the SPS Documents must be reviewed!
- 10) Board Membership – A new board membership was called for. Bill Krause remained as President. Ed Serafin stepped down as Vice President and Lisa Roddis was nominated by Cheryl Myers/seconded by Pam Schaefer/all voted in favor. Lisa accepted VP position. Carole stepped down as Secretary, Carole nominated Pat Catanzariti as Secretary, Ed seconded/all voted in favor. Ellen Barag remains as Treasurer.
- 11) Meeting was adjourned.

Meeting minutes completed by Carole Ramos, SPS HOA Secretary