



## **SOA HOA AGENDA**

**Annual Meeting – Sunday, October 27<sup>th</sup>**

**11:00 AM Brunch and Meeting - 123 Isaacs Shore Drive**

**DIAL IN >> 605.468.8703    225896#**

NOTE >> 2018 Minutes Attached

1. Welcome, Introductions and Roll Call
2. President's Comments
3. Vice President's Comments
4. Secretary's Comments
5. Treasurer's Comments and Report
6. Proposed Motion:

That the election of Officers will also be the election of the Board, with each elected Officer also being a Board Member. There shall be no other officers or board members other than the President, Vice President, Secretary and Treasurer. In the event of a tie vote but the officers/board, then the members of the HOA shall vote on the issue, and this vote will be binding.
7. Report of Road Committee on bids to repave Isaacs Shore Drive (Ed Serafin and Michael Maupin)
8. Proposed Motion:

That the HOA proceed to accept the quote or bid that best meets our HOA needs for a nicely finished (clamshells, historically) all weather road, Or negotiate with any responsive contractors to perform the redo at a total cost not to exceed \$6500.
9. Other Topics:
10. Nomination and Election of Officers:
11. President
12. Vice-President
13. Secretary
14. Treasurer
15. CONGRATULATIONS and ADJOURN



**Southern Point Shores**  
**Homeowner's Association Annual Meeting**  
**Minutes**  
**October 14, 2018 (11:30 AM - 1 PM)**  
**Final**

- 1) Attendees:
  - a) Kate and Joe DePasquale (101 Isaacs Shore Drive)
  - b) Lisa Roddis and Charity Farrell (104 Isaacs Shore Drive)
  - c) Cheryl Myers and Pam Schaefer (108 and 109 Isaacs Shore Drive)
  - d) Karen and Jerome Byrd (111 and 113 Isaacs Shore Drive)
  - e) Ed Serafin and Loretta Orzo (115 Isaacs Shore Drive)
  - f) Michael Maupin and Lela DeBaptiste (117 Isaacs Shore Drive)
  - g) Carole Ramos and Pat Catanzariti (119 and 121 Isaacs Shore Drive)
  - h) Bill Krause and Ellen Barag (123 & 125 Isaacs Shore Drive)
- 2) Opening comments from Bill Krause giving the President's Report:
  - a) Recognized efforts of gate entrance maintenance by Patty and Carol; installed a solar snake sonar repellent.
  - b) Bill heard talk that the Core of engineers will be giving the town of SB (slated for 2020) sand from dredging (as long as the town pays for the incremental costs) and had previous discussions with Jennifer Luoma from DNREC. Jennifer indicated that we are private, we don't have easements and we are in the coastal barrier zone, the federal government may not give us any of that sand. But you never know.
  - c) Everyone did a nice job of pushing up their dunes. Thank you! Highest recorded storm surge was 9.2 ft. We are more secure than we are.
  - d) Bill brought up about the possibility of our neighborhood planting Monarch Butterfly-friendly plants. DNREC ([www.DNREC.delaware.gov](http://www.DNREC.delaware.gov)) and our local nurseries have a list of plants that can meet this need. Certainly each home/lot owner can do this on their property as well. Bill will also reach out to Jackson Gingrich for advice on the type of plants that are Monarch butterfly friendly.
  - e) In conjunction with discussion of the plants, Pat Catanzariti raised concern about the phragmite that have not been mowed for a while now. Usually Prime Hook Refuge does the mowing. Bill will look into asking DNREC. Pam Schaefer cautioned that when you do mow down the phragmite, it may stir up rodents so be on the look out! Bill indicated that

our town has a phragmite initiative and he will follow up with them to see if anything can be done for us.

- 3) Ed Serafin gave the VP report – Priority is finishing the road.
- 4) Carole Ramos gave the Secretary's report – Carole made a motion that the HOA Bylaws and Deed Restrictions be reviewed by the Board as soon as possible (as soon as schedules allow). There is a legal ramification concerning these documents and we can certainly work to simplify them. Ed seconded the motion.
- 5) Ellen Barag gave the Treasurer's report – currently we have \$10,017.98 in the bank. We had a bit more expense this year for gate repairs (~\$1500) and the telephone bills have gone up this year as well. But overall we have a good financial cushion for the moment.
- 6) Road Discussion and Vote:
  - a) Issue: Road resurfacing is a must and needs to be done as soon as possible to circumvent the impact of winter. Discussion went around about different drainage needs (lot to lot), type of material, how wide, etc. We have Keith Twardowski's bid of \$5500 to repair and install clam shells. The original survey indicates 25' and 50' "right of ways".
  - i) Adopted:
    - (1) A motion was made by Cheryl Myers (seconded by Pat Catanzariti and all voted in favor) to create a small task team (Ed Serafin and Michael Maupin) to provide Keith Twardowski our specifications/needs and then have Keith come back with his recommendations/costs. Then Ed and Michael will present this to the Board first and then a written report/proposal will be presented to the HOA for a vote. This should happen by November 1<sup>st</sup> as the road repair is a community priority. ***Any questions you have regarding this issue should be sent to Ed Serafin ([edwardserafin@gmail.com](mailto:edwardserafin@gmail.com)) and Michael ([mmaupin34@gmail.com](mailto:mmaupin34@gmail.com)) ASAP!*** (POST MEETING NOTE: Bill sent out a note on 10/15/18 to Keith Twardowski informing him of our additional request for information and that Ed and Michael will be his point of contact.
- 7) Discussion of possible Board tie-breaker – Michael Maupin made the motion that if there is a tie, the vote moves to the HOA. Depending on the urgency of the decision, there will be a time limit imposed on the vote. Majority of votes by lots wins (not based on Quorum). Lela DeBaptiste seconded the motion and all HOA members presented voted in favor of the motion.
- 8) Annual HOA Dues – there was a motion by Lela DeBaptiste to keep the 2019 fees at \$500 and Ellen Barag seconded it with a unanimous vote in favor from present HOA members. Dues are due by December 15, 2018. Ellen Barag sent out an email shortly after the meeting reminding you where to send your check.
- 9) Board Membership – it seems that it was understood that Board membership would be a 2-year term. No one from the current Board wants to step down to date and thus the Board will remain as is for another year. Probably the term of service should be written into the Bylaws and will be reviewed with the other HOA documents.
- 10) All new Business – Pat Catanzariti asked that those community members with dogs please keep them leashed and to please pick up their excrement.
- 11) Meeting was adjourned.

Meeting minutes completed by Carole Ramos, SPS HOA Secretary/Reviewed by SPS HOA Board