



**SOUTHERN POINTE SHORES
HOMEOWNER'S ASSOCIATION (HOA)
Annual Meeting Minutes
December 4, 2022**

The meeting was called to order by President Bill Krause at 123 Isaacs Shore Drive.

Attendees in Person:

105: Linda White
107 & 108: Cheryl Myers & Pam Schaefer
115: Ed Serafin & Loretta Orzo
119: Sharie Sober
123 Bill Krause & Ellen Barag (two voting lots)

Attendees via Microsoft Teams:

101: Joe & Kate DePasquale
104: Lisa Roddis
106: Marty Paulina
109 Megan Fabry
117: Michael Maupin & Lela DeBaptiste

By Proxy:

113 & 115: Nicole & Morgan Cowperthwaite

There was a quorum of 15 votes of currently possible 17 votes.

Officer Updates

President Bill Krause opened the meeting sharing updated information of general interest (shore report).

Vice President Ed Serafin discussed the new snow fence for those applicable owners participating in the replacement.

Secretary Sharie Sober had no comments.

Treasurer Linda White provided updated budget (See attachment) and discussed that for 2021 we paid \$250 (instead of \$500) on the assumption that the person who destroyed the gate would be caught and we would receive a payment. The person was not caught so no payment materialized meaning 2021 dues were underpaid by \$250/lot. We also incurred extra costs (i.e. we had to have the electric moved because the new system was not supported by the then-existing capacity.) Total gate replacement cost was \$38,972. Gate now insured for \$30,000 (originally insured for \$18,000). Pam proposes to insure for \$40,000.

During 2022 the HOA was paying off the rest of the gate, we replaced Verizon with Comcast, Delmarva power remains roughly the same, and we added \$60/mo for Cellgate service, and Website cost remains roughly the same.

Linda noted that the gate system has more functionality than we use. We can and should do temporary codes (guests, contractors, etc.) instead of what is being done now which is people sharing codes instead of asking that guests and contractors call via the gate system. We need a sign to note "Touch Screen to Operate" because the screen shows black when idle. Camera triggers when a code is entered.

Linda took note of extra clickers needed for homeowners and will provide those as requested.

- Discussion - Vote on \$500 Dues
- Discussion - Vote on \$250 Special Assessment

Intend to keep \$10K reserve which we don't have (about \$3K short).

President Bill proposes \$250 Special Assessment as catch up for last year. Secretary Sharie second motion and agreement was unanimous.

Road Maintenance

President Bill provided update on Isaacs Shore Drive clamshell replenishment and, now, pothole repairs. Reminder to homeowners that the bylaws provide that a homeowner/lot owner is responsible for any damage to Isaacs Shore Drive or HOA property by delivery trucks, contractors, or similar events providing the service to that homeowner.

Clamshells are in short supply (and expensive). Keith is ready to redo the road when he can collect the 5 loads needed.

Dunes–Fencing and Beach

- 2022 Fencing Proposal, added “T-fence” Copy was emailed to homeowners prior to meeting. Aluminum fencing alternate for consideration.

Bill shared zig-zag design (steel posts will replace for better sand retention and per lot cost. (See attached). Snow fence for 107 - 123. Sand bags are an option for 105 down.

- TOSB Replacement. Copy of 2021 Dune Presentation attached.

Political issue. Replenishing beach by DNREC - trucking sand in and stopping at the gate. Bill will continue discussions and update.

Need to have a long range plan to accommodate total HOA dune preservation

- Impact on dune grass
- Impact on horseshoe crabs and ghost crabs o How often, costs, etc.
- Beach maintenance regular cleaning and raking:

Bill will research beach raking and provide results and costs

Phragmites

2022 Town paid to cut and spray.

Update on Signs

May want to replace post signs with cedar posts. Ed and Bill provide labor for wine.

No Parking signs for the Cul-de-sac and as otherwise needed. Replace Beach Signs

Update on rentals

Pam suggests asking for copy of rental agreement to keep on file so that HOA has tenant info. Linda moved that any person renting their property supply rental agreement to HOA. Michael seconded. Language will be added to the bylaws.

ISD Shrubbery on Marsh side

Currently \$2000 budgeted from 2019 meeting

Scotch broom, bayberries, beach plumbs on sides of gate to keep people from walking around the gate.

Website Update

Pam will update with pics sent by homeowners.

Other Topics from the floor

It is proposed we add an amendment to the bylaws that the HOA needs to be notified in advance of any plans that may impact the road use or other inconvenience of building, remodeling etc. Contractors blocking the road or using other folks drives and property have been an issue.

Courtesy notification via email to all HOA members when vehicles may be blocking the road for a time. Absent homeowners to be notified if such an event happens so they can talk to the offenders.

Nomination and Election of Officers (The Election of Officers will also be the election of the Board, with each elected Officer also being a Board Member.) Officers/Board members remain through 2023.

President - Bill Krause
Vice-President - Ed Serafin
Secretary - Sharie Sober
Treasurer - Linda White

The meeting was adjourned by President Bill Krause.