

Lighthouse Crossing

2017 Annual Meeting

May 16, 2017

Jonathan Poole, Property Manager from SeaScape Property Management called the meeting to order at 7:05 p.m.

Fran Szuba, President, introduced the board members and the titles of each.

Alan Halle, Builder, spoke and said they are in the final development phase – they are not expanding the community any further. Phase 2 and 3 should be finished by summer 2018. There will be a whole new aeration system installed onto ponds 3 and 4.

To date, 60 of 129 homes sold. Pace the continuing the same as 20 homes per year with 2 ½ to 3-year period to tighten up the homes. They are putting water and sewer in final phases now. Should be paving by July and 1st home put in with the month. No problems with the town of Selbyville. Walking path to be created around the pond by end of summer. They have been wrestling with the electric for pond 2, the initial electric went under the driveways, Bill Wallace is working on getting electric restored to the pond aerator. A new line was bored beneath the roadway.

Jonathan Poole provided the property management review. He apologized for immediately sending the first letters about the trash cans but said that is all part of his job to uphold what the rules are for the community. Explained he is still new to this community and is still learning all the rules and regulations and appreciates everyone's understanding.

Fran made a Motion to open nominations from the floor. The positions open are President, Vice President, Treasurer Secretary, and Member-at-Large. Janine Hyde was nominated and she accepted the Nomination. Nancy Melton was nominated and she accepted the Nomination. Karen Brayton was nominated and accepted the Nomination. Debbie, current Board Member, was on the board and was nominated again. Debbie accepted the Nomination. Nancy Mozal was nominated and accepted the Nomination. Five positions were open, with five Nominations, so Fran said he would not run again.

Fran made motion to close the nominations and it passed. Fran made motion to approve accepting the nominees from the floor and not to do a paper ballot. This was Seconded by Alan Halle.

There was a lot of discussion on how the rules for the community are interpreted in relation to voting. There were great details of how the board can vote for expending HOA funds without having the community approval and what needs to be done is an amendment is needed for the By-laws.

Residents are wanting more advance notice of when board meetings are done as they are aware it's for the board but they would like to be able to sit in on the meetings to know what is going on in the community. Bob Kleinpaste, Developer, said that he normally has short notice of when he will be in Delaware, so he will see if he can provide further notice.

Dan Malaney – is the ARB member and he discussed what is needed if anyone wants to submit for changes. Advised he is having problems with his email so said if need be for now to please call him or stop by his house as he doesn't want to miss anything.

Fran advised the community that as Property Manager, Jonathan Poole will be a signer on the Association bank accounts at PNC. The new President and Treasurer will also be signers.

Jonathan Poole went over the balances in the bank accounts. Explained how the balances are high now but as the dues are paid annually during the first quarter, that must last for the year to cover all the expenses. Also, went over why there is a cash surplus at this time.

Donna McClellan is the Welcome Committee and she went over the new owner update. Said has welcomed 28 new families this year.

Jonathan went over having the parking area for RV, Campers, Boats, etc. They have extra spots open if anyone is interested. He has the form that needs to be completed. Alan said there is a length restriction as well, also stated in the future as the community grows they may have to limit the spaces to 1 per household, but right now, there are several unused.

Fran went over the common ground information. Said they are aware of problem with pond 2 with the electric, only 1 light is working in the fixture. Power is getting to the meter. Needs to have Envirotech come back and look at the breaker and the lights. Bob Kleinpaste said that Development Team will fix the yard that was damaged due to the electric not working where the electric box is. Bob said they will repair the lawn once all the work has been completed. The Pool company removed the cover the other day and started the opening process. The pump motor was burned up and a new pump motor has been ordered, hopefully will be in within a couple of days. Hope to make sure it's up and running by Memorial Day. Fran discussed that a new pool gate access system has been installed with new cards being issued. You now must enter from the roadside, no side gate entrance.

Mowing of common areas should be weekly the ponds are every other week. The areas that are weekly are the entrance, gazebo and garden area.

Residents asked if the common areas could be cut lower, grass by lot 100 is always up to the knees – has cement and junk as well all over and not sure how it can even be cut. Allan said they would have that cleaned up.

Reminded residents that they are not to drive on the construction entrance on the east side. Alan advised there will not be a 2nd entrance. He also discussed the following:

- More speed limit signs are requested.
- Said the streets, once turned over, are to be maintained the town of Selbyville
- Went over what the board can and cannot do
- Went over what to do if someone wants to amend the rules
- Jonathan explained more in depth about the bank accounts (Operating and Reserve)
- Residents asked about mosquito control. Town of Selbyville and Sussex County should be contacted by concerned owners.
- Was asked about having the minutes posted from the meetings
- Was discussion about having a community website

Fran Adjourned the meeting at 8:30 p.m.

Following the meeting, the newly Elected Board Members met to decide who would perform which Board Role. The results of that meeting are as follows:

Debbie Graves – President

Janine Hyde – Vice President

Karen Bryant – Secretary

Nancy Mozal – Treasurer

Nancy Melton – Member at Large