

Lighthouse Crossing HOA Annual Meeting  
Bay Shore Community Church  
October 18, 2022

Meeting was called to order at 6:17 PM by Bob Manolescu, President

Board Members in attendance were Bob Manolescu - President, Chris Pearson – Vice President, Linda Williams - Secretary and Donna Hemphill – Legum & Norman Community Manager. Wes Denton, BOD Member at Large, was absent.

Bob welcomed the Owners to the meeting.

- Bob reiterated his previous announcement that he would be stepping down because he is moving. He also told the owners that he was advised by our attorney that, since we did not have the required three (3) candidates step up to fill the minimum number of Board members, the former Board members would constitute a “holdover Board” and would serve in the interim. Until he leaves, the new Board will consist of Bob Manolescu, Chris Pearson and Linda Williams. [UPDATE: Dave Monroe has agreed to join the Board as a Member at Large, effective immediately, thereby avoiding not having the required three (3) Board members when Bob leaves.]
- Bob related his feedback from the attorney about the implications if we are unable to sustain the minimum three (3) members of the Board of Directors. We are a Corporation under Delaware law and, as such, MUST have a Board of Directors to govern the community. Also, most Property Managers, such as Legum & Norman, do NOT offer BOD services. According to our attorney, a community in northern Delaware was unable to elect a Board of Directors and the State placed them under the control of an attorney with the total and complete power to manage the community, with no input from the community. The attorney got them organized and compliant in about four months at an additional cost to the owners of over \$60,000, which the owners were required to pay. Bob stated that it’s critical for more owners to step up and join the Board to avoid this from happening and it’s also a possible concern for potential buyers in the Community.
- The Developer has informed us that he believes he is not required to have an audit performed at this expense because the law requiring it was passed after the Lighthouse Crossing HOA was formed. Bob will discuss this with our attorney.
- Bob has contacted PKS, a local CPA firm, to perform our first-ever audit. He believes it might be more informative to do an audit as of 12/31/2021 vs 2022 because we had both SeaScape and Legum & Norman as Property Manager during the year. The CPA has worked with both companies but has some concern because they use different accounting systems and they may have some problems reconciling the results. The CPA will discuss it internally and let us know his recommendations.

- The owners were informed that progress on resolving the issue of who should be paying the street light electric bills has been stymied because Delmarva has repeatedly refused to provide any billing details. An owner stepped up at the Annual Meeting, stated that she works for Exelon, Delmarva's parent company, and offered to intercede on our behalf in getting the details we need to bring closure to this issue. Major concern is the issue of reimbursement from the Town of Selbyville for at least part of the billing from July 2017 to present.
- The sink hole behind Lots 100-101 that was supposed to be repaired as part of SCD's punch list has reappeared. When contacted, SCD said that the Town of Selbyville was responsible for resolving the problem. When the Town was contacted, they rebutted SCD's reply. When we followed up with SCD, they contacted the contractor who did the original repair and told them they are responsible. The contractor agreed to schedule the repair. Bob had actually asked SCD if the HOA could have sign-off on the SCD punch list but his request was denied.
- The Board has authorized the recent removal/topping of several trees in LHC that posed a hazard to people and/or property.
- In trying to bring closure to reclaiming the former "construction road", the Board is concerned with the large pile of gravel by the Storage Lot and Town Pump Station. The Board found out that the Developer intentionally left it for our benefit and future use. The problem is that it is hindering any plans we may have to create a "walking/bike path" between LHC and Rt 54. The Board will meet with someone to at least move the pile of gravel and establish a barrier to prevent someone from driving a motor vehicle on that former road.
- The aerators and lights on all four (4) ponds will be on the same schedule as last year. Normal schedule (aerators 7AM – Midnight; lights dusk – Midnight) till 12/31. From 1/1/23 – 4/1/23, lights off, aerators 1PM – 4PM M,W,F. Resume normal schedule 4/1.
- The new "book-sharing" Book House has been installed at the pool entrance. It's available to all LHC residents. Thanks to Janine Hyde and Nancye Vermillion, a local realtor.
- It was suggested that we establish a ByLaws Committee to review and recommend changes. There have been changes recommended over the last several years that have not been approved/implemented for administrative reasons, mainly due to a lack of approval by a majority of owners. Bob reminded the owners that this is yet another problem when we don't have more owners willing to step up and join the Board!
- The 2023 Budget and increase in Dues were both ratified by vote of the members in attendance.

- In the Proxy which was mailed to the owners, there was a motion to increase the term of the Directors from one (1) year to two (2). The motion could not be approved because we didn't have a majority of owners return their Proxy.
- Bob suggested that we make a donation to Bay Shore Community Church, which is where we now hold our Board Meetings, because they don't charge us any fee to use the facility.
- Jim Bryant made a motion to approve the Revised Minutes of the June 24, 2021 Annual Meeting. The motion was seconded by Debbie Graves and approved.

Meeting adjourned by Bob Manolescu approximately 7:36 PM