

Lighthouse Crossing Homeowners Association

Meeting Minutes January 8, 2020

Opening: The Lighthouse Crossing – Homeowners Association meeting was called to order at 10:20 am on January 8th by Janine Hyde, President.

Present: Janine Hyde, Dale Anonsen, Nancy Mozal, Beth Pascarella, Phil Mustico, Jonathan Poole, Donna McClellan, Bill Kirsch, Donna Szuba, Jerry and Linda Kizamore, John and Erin Magee, Dale and Cindy Monroe.

Past action items:

The board plans to contact the community's attorney regarding the drainage issues since the builder and developer are not responding to the HOA's inquiries.

Jonathan will check the status of the irrigation repairs at the entrance of the community. It is supposed to be completed this winter or early spring.

Jonathan will check with Sposato about their removing the grass that is growing into the asphalt at the edges of the pool road damaging it.

Jonathan checked again with companies in an attempt to get bids for extending the garden between the pool and Rt. 54 and changing the plantings in front of the community sign. The companies are not responding to his inquiries. He will try a new company in the area and was given contact information for Roots Nursery on Route 113.

Items Discussed/Addressed:

1. Previous minutes were approved by Dale and Nancy.
2. Finances were approved by Nancy and Phil.
3. The Board approved the removal of the dead trees next to the construction road and that their removal be billed to the developer.

4. Dry storage

- a. License plates were checked to insure that items parked in the storage area are up to date and current.
- b. The fence needs repair after dead tree was removed.
- c. Resident must move vehicle that is encroaching on another space.
- d. The residents who were asked to give up one of their 2 spaces, so that new residents could have an opportunity to have a space, promptly moved their vehicles. Thank you!

5. Establishment of the By-law committee

- a. Residents who are interested in serving on the committee should contact Janine Hyde, HOA President, or Dale Anonson, Vice President.
- b. Phil will give Jonathan several dates that can be used to arrange a meeting between the HOA's attorney and the by-law committee.

6. Ponds

- a. Jonathan provided the Envirotech agreement to the board.
- b. Algaecide/fungicide usage figures are estimates. The HOA will be charged for the amount that is actually used.
- c. A three foot buffer zone will not be mowed.
- d. Jonathan will check into the effectiveness of planting wildflowers in the buffer zone.
- e. Initial stringing of ponds 3 and 4 will be a separate agreement, and then maintenance will be covered by this agreement. Jonathan will check with Envirotech about the initial stringing.
- f. At pond 4, the soil is eroding under the burlap and settling in the pond.
- g. The HOA has not received a status for when ponds 3 and 4 will be turned over to the community.

7. Community entrance lighting issues.

- a. Janine and Walter Hyde replaced 2 light bulbs at the entrance of the community. However, they noticed that many of the light fixtures are broken and need replacing.
- b. Per Jonathan, the bid of \$8600 for electrical repair compared to another estimate, is reasonable.

- c. Rewiring, new light fixtures, the gazebo and automatic on/off is included in the estimate.
- d. Janine suggested using LED bulbs to reduce lighting costs.
- e. At the same time as the wiring work, the board would like to move the flags forward and remove the Lighthouse Crossing flag (might have to wait until the land is turned over to the community).

8. Dale updated the board on the status of the route 54 speed limit change. Deldot will conduct a study of the situation.

9. There was discussion about the status of the walking paths that the builder is supposed to install. Jonathan said that if it's on the platt, the building must install them. Jonathan will find out if the paths are on the platt.

10. Community water and drainage issues

- a. Sussex Conservation district office resolved the drainage issue behind lot 6.
- b. Bright Ocean Way is not draining at either end.

11. Jonathan will get estimates for paving a path to the gazebo, since there is no way to reach it from the community.

12. Welcome committee - Donna welcomed 4 new homeowners and has an appointment to meet with a 5th new homeowner.

13. Public Session

- a. Bill Kirsch asked about access to ponds 3 and 4.
- b. Jerry Kizamore, lot 37, mentioned that he has a drainage issue in the back of his property.
- c. Cindy Monroe commented on the speeding in the community and that children could be endangered.
- d. Dale has a handicap sign that can be installed at the pool parking lot .
- e. Erin Magee, mentioned that residents need to keep each other informed of known problems with specific models of homes.
- f. Donna McClellan suggested that the board consolidate the drainage concerns in writing and Dale responded that the board is doing that.

14. Executive session

- a. A sensitive homeowner-related issue was discussed.
- b. Creating a path to pond 3 was discussed.

15. The meeting adjourned at 12:08pm. The next board meeting is scheduled for March 18, 2020, at the Selbyville library 10:15 a.m. to 11:00 a.m. will be the executive session followed by the public session from 11:00 a.m. until 12:00 p.m.

- a. Please provide a 2 week notice, if you plan to attend a board meeting, via email, so that we can ensure that we have plenty of seating.
- b. Also, provide a list of topics you plan to bring up during the meeting, so that the board may be prepared to respond during the public session.
- c. Each household has five minutes to speak during the public session.
- d. Everyone will abide by the public session rules of conduct or they will not be heard.

- 1) Be polite
- 2) Respect each other and each person's contribution
- 3) Stay within the time limit, so that everyone has a chance to speak
- 4) Be succinct and precise

