

## Minutes of 02/08/2022 Board Meeting

Meeting was called to order at 6:03 pm by Bob Manolescu, President

Board Members in attendance were Bob Manolescu and Dawn Winters, VP/Treasurer. Donna Hemphill, Community Manager, was present from Legum & Norman. Linda Williams, Secretary, was absent due to illness.

Bob welcomed the Owner/Guests and invited comments and questions.

- The Board was thanked for getting the 50MPH sign removed by the Lighthouse Crossing entrance/exit. The speed limit at the entrance/exit is now 35MPH. The sign raising the speed limit to 50MPH going East on Rt 54 is now located by our Dry Storage Area.

### Common Area Beautification and Utilization Committee Report

- The Committee said that they will talk to owners of homes bordering Ponds 3 and 4 about planting flowers and trees around the ponds. A few of those owners present stated that they did not view this as a priority. It was generally agreed that the entrance is more of a priority than plantings at ponds 3 and 4 but it was agreed that the Committee should canvass more owners.
- Last year, we received a proposal for \$5,000 for new plantings at the front entrance. The committee plans on a less costly plan which will involve neighbors helping with the plantings. They would like to add more color. Some of the concerns are where the sprinklers are located and what areas receive sunlight for getting appropriate plants.
- The entrance has 120-volt electric only on the east side of the entrance. To add electric to the west side and the median, estimates were \$3,000-\$6,000. Low voltage power outlets added to all three locations could be a viable alternative. One contractor told the President that he will get estimates for adding low voltage outlets. Solar power was also briefly discussed.
- The addition of horseshoe pits and picnic tables were some of the ideas introduced for the area between the pool and Route 54. The committee hoped to get community help in building them so the only cost would be material. The consensus was that a safety/privacy fence to both prevent children from running onto Rt 54 and prevent non-residents from using the area is critical before proceeding with any plans for a horseshoe pit or picnic tables and that the fence should be a 6' solid vinyl fence.
- Cost and difficulty of convenient access to the other common area on Route 54 behind lots 88 - 93 was raised. Previous Boards had received quotes for \$6,000+ because gas and power lines are buried in the area. A suggestion for the area was a pickleball court but this idea was quickly ruled out because of the noise it would create for nearby homes. Utilization of that area is still inconclusive.
- The committee is working with the Boy Scouts who are building the birdhouses for Ponds 2, 3 and 4.

- A neighbor suggested the plants by Ponds 1 and 2 be trimmed as they are quickly growing.

Dawn Winters presented the Treasurer's Report:

- The Unpaid Property Tax issue has been resolved. The County has written off approximately \$3,000. Going forward, we are responsible for approximately \$30.00 annually in taxes for a "tax ditch" on LHC property.
- Legum and Norman should finalize the yearend reporting for the community soon.
- As of 2/1/2022, we have \$59,939.38 in the operating account and \$141,844.12 in the reserve account.
- As of 2/1/2022, we have received 32% of annual dues; some have paid for the full year and others opted to split their payments. The dues are not due until March 3, 2022.
- The pool locks have been changed. The keys that some owners were using to enter the pool will no longer work. Before the pool is opened for the season owners who have been using a key to enter the pool will be issued an access card. We do not know who is using the old key so we will send an announcement to all in the community with information about getting the access card before the pool opening.

Donna Hemphill, Legum & Norman Property Manager

- Donna discussed the L&N "TownSq" app and how it can be a resource for the community.
- She provided forms for payment options to pay the annual dues and also had forms for updating information such as name, address, phone numbers and email.

Old Business – Developer Turnover

- Town of Selbyville Punch List
  - Status as of 1/28: the only work performed on the Town's punch list since November has been to try to resolve the drainage issues on Blue Hen Drive and Bright Ocean Way. The contractor has not quite been able to complete that work because weather has delayed the necessary final paving. As the weather improves, the various contractors should be able to begin working on other items on the Town punch list. Disruption by the various contractors employed by the Town and Developer of some homes and their owners' access to their driveways was discussed.
- Sussex Conservation District Punch List
  - Status as of 1/18: there has been no progress on SCD's punch list since November. Our contact at SCD has asked for an update from the contractor but we've not heard back from him yet.
- Street Light electric bills (\$1K/month)
  - Per Delmarva, we have been paying the electric bills for the streetlights since 2/17/2009. Asked for copies of all bills since 2009 but never received them.

Will follow up on that request. Per Delmarva, a "Bill Wallace??" originally authorized them to bill the HOA. [It's believed that a person named Bill Wallace is associated with the Developer.]

- The Town of Selbyville will not pay for the street light electricity bills until the streets are turned over to the Town. We are pursuing the idea of a "sharing" agreement with Town of Selbyville b/c about half of the streets HAVE been turned over to the Town.
- Due to the significant amount of money involved, we will be discussing this with an attorney. We understand that other developments in the area are also pursuing this issue.
- Developer-paid Audit of the Lighthouse Crossing books as required by Delaware
  - Although the Developer (Bob Kleinpaste) was initially contacted by SeaScape about this issue, they apparently did not follow-up on it, so it fell thru the cracks. Good news is that when we reopened this issue with him, the Developer did not deny responsibility and has now agreed to getting it done. He asked if he could have his own CPA perform the audit. We asked that the audit be performed by an "independent" CPA, not his or ours, and he agreed. He pointed out that the books were turned over to the HOA at the end of 2015 so the challenge will be to find a CPA who will undertake the task, but he said he will proceed. On 2/7, the Board received an unsolicited email from Bob Kleinpaste informing us that he is still chasing this down so don't think that he forgot about it. Bob Manolescu stated that the good news is that he reached out to us to inform us of his intent to move forward.

#### Old Business – Miscellaneous

- Envirotech-We have increased oversight on Envirotech's performance of their management of our ponds. They are supposed to perform bi-weekly service of our ponds and the pond "outfalls" and have not been doing so, citing manpower issues (staffing, illness, etc.). We have elevated our concerns and so far, they have been responsive. They are now providing reports following each visit.
- Swans-The original 8 swans we ordered were returned due to poor quality; new swans have been received and will be placed in ponds very soon, weather permitting.

#### New Business

- Signs
  - Pond Access location signs – two installed at Pond 4; one will be installed at Pond 3 (including boundary markers)



- New Bird Sanctuary sign has been installed at Pond 1 to replace previous sign which had deteriorated
- Pool Entrance sign – the Board has decided that it is in the best interest of the Community to have a sign on Two Ponds Road marking the entrance to the Lighthouse Crossing pool. In the event a 911 call is made from the Pool, first responders need to be able to find the pool quickly! Currently, there is no sign or address for the Pool! The Board will discuss the design and location of the sign, both of which will need to be approved by the Town. The sign will be attractive and similar in size to the “Bird Sanctuary” sign and the “Pond Access” signs. It will be located in the designated “utility easement” area, which exists in front of each property in Lighthouse Crossing. The homeowner on whose property the sign may be located voiced her opposition when Bob approached her earlier and again at the Meeting. She suggested that signs be placed at the entrance and another location to direct first responders but was told that the Board had decided that, to enable first responders to quickly locate the pool area, the sign would be located in the easement area at the pool entrance. This will also make it easier for new or potential contractors to find the pool area to perform work or provide estimates.
- 3 Tree Removals have been ordered and should be scheduled within the next few weeks
  - 2 downed trees will be removed – one behind 38653 Bright Ocean Way and the other behind 38519 Blue Hen Drive
  - 1 dead tree still standing will be cut down & removed – next to 38506 Blue Hen Drive
  - Owners were reminded that no owner may trim or remove any trees, vegetation, or growth in the Common Areas. Bob brought up the idea of holding a “Community Clean-up Day” of the wooded Common Areas at some time in the future. It would have to be supervised to ensure that no trimming or cutting down of live trees took place.
  - Any owners with questions about downed or dead trees in the Common Areas were instructed to contact the Board. One owner stated that she had approached a prior Board and had been told they would not do anything about them.

Meeting adjourned by Bob Manolescu approximately 7:39 PM