

LIGHTHOUSE CROSSING HOMEOWNER'S ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

6 PM July 14, 2021

Keenwick Sound Clubhouse

Meeting Minutes

Call to Order

Welcome and Board introductions

- A. Board President Bob Manolescu welcomed everyone and called the Meeting to Order at 6 p.m.
- B. Also in attendance were Dawn Winters, Vice President and Phil Mustico, Treasurer.
- C. Linda Williams, Secretary, was excused from attending the Meeting for personal reasons.
- D. Jonathan Poole, SeaScape Property Management, was present and took Minutes.

Meeting

- Bob asked the Owner attendees to introduce themselves and address the Board with any concerns or questions. Several of the attendees registered their opposition to fishing in the ponds because of (a) the potential for litter, (b) damage to the buffer zones, (c) concerns that more people would be drawn to LHC to fish in our ponds and (d) whether they may be an insurance/liability risk. Bob stated that there has been no evidence of litter, no damage to the buffer zones and no sign of an increase of people coming to fish in LHC ponds. He also said that if any of the above did occur, he would take action by implementing formal Rules & Regulations prohibiting or restricting such behavior. It has been confirmed that "game fish" were stocked in at least Ponds 3 & 4 at some time by some party, possibly Envirotech's predecessor? Jonathan was asked to provide the Board with information regarding whether he believes there is any insurance exposure (as addressed or experienced by other properties) and basically how other communities are dealing with the issue of allowing fishing in ponds on their property .
- Bob announced that the new Board, elected at the 6/24/21 Annual Meeting, met on 6/25 in Executive Session to elect officers. The results are as follows:
 - 1) Board President - Bob Manolescu
 - 2) Vice President – Dawn Winters
 - 3) Secretary – Linda Williams
 - 4) Treasurer – Phil Mustico
 - 5) One Open Board Position is unfilled
- Bob confirmed that the 2022 Lighthouse Crossing Dues would increase from \$750 to \$875 for FY2022 as proposed by the previous Board at the 6/24/21 Annual Meeting and approved by a majority of the Owners in attendance and by Proxy.

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- Bob raised the issue of Goose Control in the Community. All of the guidance outlined in the brochure distributed by the previous Board at the 6/24/21 Annual Meeting will be followed with the exception of the use of the product called "Flight Control". Ponds will be strung with goose-deterrent methods as recommended by Envirotech.
- There was a discussion about "Pond Access Point" signage and marking and it was agreed both should be addressed.
- There is currently a bird house located on Pond 1. A suggestion to place a bird house on each of the other three ponds was discussed. Perhaps a local Boy Scout Troop or similar group would be looking for some public service activities and could build a few bird houses.
- Beautification of pond buffers – Envirotech has a program where they can improve the appearance of the riparian buffers with wild flowers. They charge per pond. The Board will discuss with Envirotech.
- The use of Swan Decoys for the ponds was discussed. Nina Paterno may have a web site where they can be purchased. Swan decoys are believed to be helpful in discouraging geese from taking up residence at community ponds.
- Jonathan was asked to supply the 2021 Goose Egg Addling Permit to Bob.
- A Community Yard Sale has been proposed for October 9. Details to follow.
- Bob mentioned a current lawsuit pertaining to fertilizer that was applied to lawns at a nearby community being the source of illness to several dogs. Jonathan was asked to obtain MSDS product information for fertilizers and other chemicals which are being used by Envirotech and Sullivan's Landscaping.
- The Developer is required by Delaware HOA laws to provide for a financial audit prior to turnover. SeaScape will confirm that this will be completed and will ask the Developer for a possible timeframe to have this done.
- A "Checklist" for Developer Turnover will also be created.
- It was requested that the handrails at the pool be wrapped in a coating or be covered with a protected foam-like material in order to make it easier to exit the pool. Jonathan and Phil to research with help of Poolside Construction.
- The Board suggests that going forward the Annual Meeting should be held in October of each year so the following year's budget can be presented and reviewed with the Owners. The "second" Annual Meeting of 2021 has been scheduled for October 13, 2021.
- There was a probable "child-related bathroom accident" reported to have occurred in the pool on a recent Saturday. It wasn't actually reported until the following day. Our pool maintenance company responded the following Monday and immediately treated the pool aggressively with a very high antibacterial treatment. Owners need to be informed that they should immediately notify a Board Member and SeaScape Property Management to report it to the manager on call. Bob acknowledged that this was not handled properly and stated that improved signage will be installed to inform our owners on how to respond to such incidents in the future.

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- Bob asked about the status of the owner on Bright Ocean Way discharging water from her pool onto the Common Area behind her house. Jonathan was asked to follow up on this.

Bob made a Motion to Adjourn the Meeting at 7:15, it was seconded and the Meeting was adjourned.