

Minutes of 07/19/2022 Board Meeting

Meeting was called to order at 6:03 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. Outgoing President Dawn Winters was invited to join the Board at the Meeting to discuss and review recent accomplishments and actions undertaken by the Board over the last few months.

Bob welcomed the Owners/Guests and asked them to withhold comments and questions until later in the Meeting.

- The Sussex Conservation District (SCD) notified the Board that it has signed off on the Punch-list provided to the Developer and no further work was required by the Developer. Bob had asked SCD if we could participate in the final review and sign-off and they stated that we could not. Bob indicated that there may be some issues that may arise in the future and we would do our best to get any issues resolved.
- The Punch-list provided to the Developer by the Town of Selbyville has not yet been completed. Bob had asked the Town the same question: will we be allowed to review and sign-off upon “completion” by the Developer. The Town’s response was the same as SCD - that we would not be part of the acceptance/sign-off process.
 - One of the areas covered by the Town Punch-list is recovery of the former “construction road”. The road area has been cleared, graded and seeded. Bob recently walked the area and feels that more work needs to be done to finish the job, so he will contact the Town.
- Chris Pearson built two picnic tables and a horseshoe pit for the pool area.
- Glenn Senseny and Larry Lindenberger have anchored the benches at all four ponds to avoid them blowing over from the wind or someone being injured by leaning back too far.
- Recovery of the money we have paid and are paying for the street light electric bills is still a work in progress. If we can recover the money paid for the lights on the streets turned over to the town 5 years ago, the amount could be as much as \$30K. We need to take an inventory of the number of lights involved so we can approach the town for reimbursement.
- An owner emailed the Board that cars are speeding and ignoring the stop signs. The Board reiterated that this is something that should be addressed directly to the Selbyville PD. An owner suggested that we put out a list of numbers to call for police, mail, etc.

- On behalf of the Beautification Committee, Chris P raised the issue of expanding 120V lighting at the entrance. We currently only have 120V on the exit side. Both sides and the middle island have low voltage electricity which is sufficient for holiday and the current decorative lighting. Bob stated back in February that he had received estimates from three different electricians to extend 120V to the middle island and the entrance side. The cost is prohibitive (\$3-6K) because any new lines must be located in the existing conduit under the roadway. Bob suggested we only use low-voltage holiday decorations.
- Complaints about Sullivan's Landscaping were discussed. Bob will talk to our Rep to clarify our expectations.
- Complaints about the sprinklers at the entrance have prompted us to ask Sposato for a schedule for those sprinklers so we can monitor their pattern. (Complaints include cars being sprayed at the entrance/exit.)
- An owner complained about people walking their dogs who allow them to urinate and defecate on other people's property. His complaint was echoed by other attendees. The Board will issue a message to the Community asking them to be considerate when walking their dogs and try not to let them urinate or defecate on people's lawns.

Meeting adjourned by Bob Manolescu approximately 7:09 PM