

LIGHTHOUSE CROSSING HOMEOWNER'S ASSOCIATION, INC.

SEPTEMBER 8, 2021 MEETING OF THE BOARD OF DIRECTORS

6 p.m.

Salem United Methodist Church

Meeting Minutes

Call to Order

- A. Welcome and Board introductions:
Bob Manolescu, President, called the meeting to order 6:04 PM
The only other Board member present was Linda Williams, Secretary. Dawn Winters, VP/Treasurer was absent due to illness.
- B. Bob welcomed the owners in attendance and invited them to speak or ask questions.
One owner stated that we are not compliant with DE Code re: agenda and minutes. Bob stated that we will try to be more compliant going forward. Several owners asked the status of the Developer Turnover issues, including reclamation of the temporary construction road behind their property. Bob invited two of the owners, both of whom were on the prior Board and were involved in that activity during their tenure, to assist the current Board in pursuing this issue to resolution – both refused. Questions were also raised about the change in property management and appearance of the ponds. Two owners spoke up about their favorable personal experience with the new Property Manager.

Old Business/Common Area and Site Maintenance Reports

- Ponds and aerator fountains – Bob stated that he was going to contact Todd Fritchman, Envirotech President, to discuss conditions and issues at all of the ponds. The issues are primarily algae, overgrown buffer areas and inconsistent maintenance.

Other Matters/New Business

- Bob explained the process behind selecting the new Property Manager. Three proposals were received from highly-rated local firms. Each proposal was reviewed and Legum & Norman was selected based on cost, services provided and verifiable reputation. They will assume responsibility effective October 1.
- Bob elaborated on the question that came up of why Lighthouse Crossing owners are being billed for, and paying Delmarva Power for, the electric bills for the street lights. Normally those charges are paid by the local taxing locality, in this case, the Town of Selbyville because we pay taxes to the locality. These charges amount to ~\$1,000/month and have been paid for a number of years. It apparently occurs when the Developer has not yet turned over the streets in a development to the Town. Question obviously is why does the HOA have to pay the electric bills in the interim vs the Developer? Since we raised this issue to SeaScape PM, some other local communities are also questioning this practice. More research is needed and legal action is possible in order to address this issue, including possible reimbursement.

Bob adjourned the Meeting at 7:20 PM.



Lighthouse Crossing