

## ***Lighthouse Crossing Homeowners Association***

Meeting Minutes November 15, 2019

**Opening:** The Lighthouse Crossing – Homeowners Association meeting was called to order at 10:15 am on November 15th by Janine Hyde, President.

**Present:** Janine Hyde, Dale Anonsen, Nancy Mozal, Beth Pascarella, Phil Mustico, Jonathan Poole, Leo Himmel, Donna McClellan, Pamela Anonsen, Bill Kirsch, Donna Szuba, Barbara Jamesan

### **Past action items:**

Jonathan still needs to notify Sposato to clean up the grass that is growing in the pool road.

Jonathan was given a list of projects that have not been completed. He has been asked to please spend time on these issues.

The board will discuss more in detail the creation of a By law committee at the next meeting

Janine/Jonathan will check with companies other than Sposato for bids for extending the garden between the pool and Rt. 54 and changing the plantings in front of the community sign. The plants removed from in front of the sign could maybe be used around the pool.

### **Items**

#### **Discussed/Addressed:**

1. Previous minutes approved by Janine and Phil.
2. The HOA will send a reminder to residents that they must abide by the ARC rules and about NOT using the construction road.
3. There are two lots and two spec houses available in the community.
4. A resident noticed that the builder's work crew has no bathroom and are using an empty lot to relieve themselves. Jonathan will talk to the builder about providing the workers with a Portapotty.

## 5. Ponds

- a. An eel stuck in the pond 4 motor was removed, and the light that keeps shorting out is in the process of being repaired. Phil will report back to the board if the light problem is not resolved before the next meeting.
- b. Ponds light hours will be changed to 5 p.m.. - 11 p.m. Jonathan will tell Envirotech to make the change.

7. The HOA now has an attorney who will send letters to residents who are not responding to letters Jonathan sends regarding issues with their property.

8. The number of visible trash cans has decreased.

- a. Residents with two spots will be notified that they must relinquish a spot by January 1, 2020, so that other residents may have one.
- b. Two residents will be notified that they need to realign their vehicles, since the vehicles are taking up more than one space.

12. Mr. Kleinpaste should reimburse the HOA for pond 3 and 4 maintenance and for the prior tree removal. However, he has refused to communicate as of today.

13. The landscaping contractor has included the common areas that have not been turned over to the HOA without additional cost.

14. Community water and drainage issues We plan to contact the attorney regarding these issues as well since the builder and developer are not responding to the HOA's inquiries.

- a. Sussex Conservation district office is in the process of moving, so they are currently unavailable.
- b. The homeowner who erected stakes and line on his property line will be sent a letter requiring that the stakes and line be removed due to the potential hazard they create and they don't meet ARC rules.

## 15. Pool area

- a. Irrigation repairs on the system in front of the community entrance will be completed this winter. The HOA will be responsible for the repair cost.
- b. Reseeding will be completed soon.
- c. The pool house floor will be repainted in spring 2020.
- d. Pool will be open until September 13, 2020. The extension will be included in the new contract, so that the HOA will not have a separate bill for it next year.
- e. The pump was replaced, and the HOA was billed. However, the company did not explain why they replaced the pump. Jonathan will contact the company for invoice and discover why it was replaced.

16. Welcome committee

- a. Donna welcomed three new homeowners
- b. One of the three new homeowners put down stone before Donna visited. They didn't know about the ARC. Now that they know, they will submit paperwork for approval.

17. Public Session

- a. Discussion about the limited number of dry storage spaces and what could be done to increase the number of spaces.
- b. Leo suggested 1) that homeowners vote on creating an account with Taylor Bank 2) that the HOA set up a meeting with the assistant of the developer, since the developer isn't responsive to HOA communications 3) that flood lights be added to the community entrance.
- c. Discussion about lawn ornaments. The board decided to change the By laws to remove the number of ornaments homeowners could have on their front lawns.
- d. Discussion about flags and what was allowable.

18. The changes in the budget were Nancy approved and seconded by Phil.

19. The next Board meeting is scheduled for January 8, 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 2 weeks notice that 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 as many questions as possible may be answered at that time.
- 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