

Minutes of 11/16/2021 Board Meeting

Meeting was called to order at 6:00 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.

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

Major Owner Comments

- Entrance sign lights need to be adjusted due to time change (Board will correct this.)
- The use of swan “decoys” as a deterrent to keep geese from being attracted to the ponds in the Community was approved at a previous Meeting. When asked about the status, Bob replied that further discussion with Envirotech indicated that the idea may not be as effective as previously believed and the possible expense of having to retrieve and re-anchor the swans due to high winds in the area may make it too expensive to maintain. (Upon objection by the Owners in attendance, the Board decided to proceed with the swan decoy proposal.)
- Some homes are not being maintained re: mold, mildew and owners should be cited
- Some properties have standing water issues. (Those issues will be resolved under the already defined “Turnover Issues” on the Developer’s “punch-list” being pursued by the Town of Selbyville.)
- It was noted that there is a temporary moratorium on fishing in ponds because of the monofilament lines
- It was suggested that owners advise guests that they should follow community guidelines when using our facilities (e.g. fishing)
- An owner requested that smoking/vaping be prohibited in all Common Areas and that fishing be prohibited. (The Board has decided to take both of these issues under advisement at this time.)
- The benches at the ponds need to be power-washed.

Committee Reports

- The Common Area Beautification and Utilization Committee is working on Holiday decorations for the front entrance. Chris Pearson showed pictures of the Committee’s plans for the front entrance. Several owners have joined this new Committee.

Introduction of Donna Hemphill, new Legum & Norman Property Manager

- Donna said they will be coming through the Community monthly and reporting any problems with home maintenance, such as the need for power washing, grass cutting and other issues they observe. ARC will continue to approve and follow-up on any changes to homes.

2022 Budget was discussed by Dawn Winters

- A copy of the Budget was given to all attendees and will be posted on the website

Old Business – Developer Turnover

- A meeting with the Selbyville Town Engineer and Town Administrator was very productive. An update was also received from the Sussex Conservation District (SCD). It is anticipated that progress during the winter months will be limited. Future meetings with the Town and the SCD will be held to resolve outstanding issues within the Community as often as possible. We will also be keeping in touch via email.

Old Business - Miscellaneous

- We have been paying Delmarva for the electric bills for the streetlights in the Community for several years (~\$1,000/month). The Town of Selbyville will be paying those bills in the future but not until the Developer turns all of the streets in LHC over to the Town. We are pursuing why we have been paying these bills in the first place and when the streets will be turned over to the Town. Some streets have been turned over to the Town and we have raised the question of the Town sharing the costs on a pro-rata basis. We will continue that discussion with them.
- Discussions with the Developer re: their paying for the first LHC audit are ongoing
- We are working with Sussex County to resolve the issue of unpaid taxes on our Common Areas. Since we are a non-profit, we should be exempt from these taxes.
- Signs for Pond Access and Bird Sanctuary have been ordered.

New Business

- One downed tree and one apparently dead tree reported by Owners will be checked out.
- Fountains and lights are scheduled to be on until January 1, 2022. From January 1 to April 1, the lights will be turned off and the aerators/fountains will be scheduled to run 2-3 days/week for 2-3 hours/day to keep them in good working order. Envirotech will be asked to turn them off if there is a hard freeze expected.

Meeting adjourned by Bob Manolescu approximately 7:40 PM