



LHC – HOA (Lighthouse Crossing – Home Owners Association)

Meeting Minutes

March 13, 2019

Opening: The LHC – HOA (Lighthouse Crossing – Home Owners Association) meeting was called to order at 9:03 am on March 13th by Debbie Graves, President. There was no meeting held February due to scheduling conflicts.

Present: Debbie Graves, Nancy Melton, Janine Hyde, Jonathan Poole, Karen Bryant, Beth Pascarella, Phil Mustico, and Mary Mitchell.

Items Discussed/Addressed: *(red requires action needed)*

1. Phil Mustico, Beth Pascarella and Michael Schools were invited to attend this month's meeting as they are interested in running for positions on the HOA Board.
 - As you may or may not be aware, **all 5 positions are up for re-election this year.** If you wish to run for a board position, please submit your name via the HOA email lighthousecrossinghoa@gmail.com. There will be voting at the annual may meeting on Tuesday, May 14th at 7pm at the Salem Methodist Church in town (Selbyville). We will also be taking nominations from the floor.
 - ***By-Laws Article III Section 3 states:*** The Nominating Committee shall make as many nominations to the Board of Directors as it shall in its discretion determine but in no event less than the number of vacancies or terms to be filled. Nominations shall be permitted from the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the members and solicit votes.
2. **Debbie discussed updates to ARC/By-Laws and Variances** that were acted on since inception of the current board members and will be insuring **all documents are in place prior to new board members taking being elected.**
3. **Debbie** will ensure **all variances are documented and sent to Seascope.**



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4. There was discussion regarding the Storage Lot, and it was noted there is a length restriction, no one seemed to know the length restriction. **Jonathan will research and advise at next meeting .** In addition, **once the lot becomes full, ONLY ONE SLOT PER HOUSEHOLD WILL BE ALLOWED.**
5. We continue to research options regarding the paving of the storage area as the weeds have been an on-going problem. The options have been rather costly. Mary Mitchell brought up an option of Millings, which seemed to be half the cost of previous options. **Jonathan will be researching and advising at next meeting.**
6. Weather permitting, **Jonathan will have the parking lot sealed and striped by the pool** this year as soon as possible. In meantime, the road is closed to vehicles.
7. **Debbie will check the tables at the pool** area to see if we need new tables.
8. The pool will open Memorial weekend and close September 9, 2019. The pool will be cleaned/maintained 5 days a week same as last year. **Jonathan will check on the capacity of the pool and have sign posted stating capacity. He will also purchase a new life preserver ring for the pool.**
9. Tina Halle now has **pool keys and they are given out at time of settlement. When homes are re-sold by home-owners they must turn them over at time of settlement to the new homeowners.**
10. **Debbie, Janine and Jonathan will be meeting with Sposato and doing a walk around before the end of the month to go over the 2019 contract before signing the contract.**



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11. Some may have heard of a possum in Phase II area running around possibly rabid or blind.

The police were called, and the possum was terminated, due to its condition. It no longer poses a threat.

12. It has been brought to our attention “**on many occasions**” there are residents not picking up after their dogs. **Please, please, please pick up after your pets.** Others are cleaning up after your pets and this is not fair .



13. The “old emergency” entrance behind the pool will be removed and will be graded, seeded and trees placed to beautify the area so that it can be better utilized by the community.

14. We know the homeowners all enjoy the fountains when they are in the ponds and working properly. Janine asked Envirotech if our fountains had the ability to stay in year-round. She was advised yes. If there is a forecast of an extended freeze, Envirotech will turn off temporarily. Janine also calculated out the estimated power costs for keeping them in Dec-March. This was done just for Pond 1 and 2 since we have a history of billing. She noted we are paying a non-usage electric fee as well in the winter months. Board voted to keep them in all year. Fountains will be removed on a rotating basis approximately every 1-1/2 years for routine maintenance.



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15. Karen brought up some information Jonathan Poole & Matt Noble had mentioned to her regarding folks who did not want their email addresses public. As a result, we will be doing two (2) new things.

1. Minutes after this meeting will no longer be emailed to you. They will only be posted on the website. If you do not have access to a pc in your home we suggest you either ask your neighbor to print you a copy or go to the library.
2. In the event we have a need to email you we will do it via BC (Blind Copy). This way no one will have access to your email address.

16. Lance & Shelley Lamers donated pavers for a bench for Pond #4. **Debbie advised Jonathan to get bid for laying the pavers, and for Janine to order bench for Pond #4. THANK YOU, LANCE & SHELLEY, LAMER!!!!**

17. Donna McClellan (Welcome Committee) will be resuming visitation to our new homeowners. **Welcome back Donna!!!! YOU WERE GREATLY MISSED!!!!**



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18. One of our residents inquired as to when we would be posting contractor information on the website. **Please Remember we (THE BOARD) ARE NOT ENDORSING these contractors. They are contractors homeowners in the community have used and recommended. So please do your due diligence in checking out your references before utilizing these contractors.** If you wish to have a contractor placed on the website, please submit the information via the HOA email. lighthousecrossinghoa@gmail.com and we will forward to the web master. Thank you.
19. The next Board meeting is scheduled for Wednesday, April 17th at Nancy Melton's house 38774 Tall Grass Court. **THIS WILL BE A CLOSED MEETING DUE TO PREPARATION FOR THE UPCOMING ANNUAL MAY MEETING.**
20. Meeting was adjourned at 11:08 am.

