

## **Special By Laws Meeting September 19, 2023**

There were 22 residents in attendance

### ***Clarifications:***

Per attorney, 100% of households must authorize email communication in writing or email cannot be used as an official means of communicating.

There are several new State of Delaware requirements which must be voted on. These requirements must be adopted by the community even though they are the law.

We are working to secure three year contracts with all vendors to lock in rates.

There must be four scheduled meetings a year to include the annual Board meeting. We already do this.

Capital Improvements add value to the community.  
Capital repairs, fix what is already part of the community

The Reserve Study does not list every possible item that can be paid out of the Reserve Fund

No Conservation or Wet Lands currently exist within the community.  
The Board is solely responsible for the Common Areas.

Community By Laws are a living document. Can be amended and/or updated as circumstances change.

The outflow issue is about to be fixed. Because of SCD grant, the cost is coming in well below the original estimate.

The consensus of participating residents is that legal changes be voted on as a block. Non legal, such as fishing at the ponds, should be line item votes.

Ballots will come with a self addressed envelope for the property management company. Board members will not have access to completed ballots.

The Social Committee will be hosting movies at the pool on Friday evenings, dependent on the weather. More information regarding dates and time will be forthcoming.