

**Shorewood Estates Civic Association (SECA)
Annual Meeting
February 8, 2025 at Galena Volunteer Fire Company**

Linda Gaydos, Secretary, welcomed all and called the Meeting to order at 9:03AM

Attendees: Linda Gaydos, Tom & Chris Bowden, Danielle DeCormis & Mark Lloyd, Fred Lint, John & Sharon Lytwynec, Jim Pileggi & Pam Nichols, Gary Sorrelle, Bryan Matthews, Tony & Valerie Angelo, Jack & BethAnn Bachmann, Mark & Denise Bachmann, Phil Beachy & Christyne Berzsenyi, Hillel Brandes & Andrea Shalal, Dan Buyse, Patrick & Jennifer Downey, Claire & Pete Hancock, Clem Herbst, Bill & Gerri Irish, Micki Irr, Bill McAllister, Elisia Moxley, Pat Oceanic, Stephanie Miller & Steve Redden, Jeff & Gail Russell, Friedrich Schmidt, Tom & Vicki Snyder, Al & RoseMarie Tate, Barry Treftz, Allen Tucker, Doug & Sue Uhl

No President or Vice President attended the Meeting as 2024 President Ed Oceanic resigned and was no longer a resident; Linda changed the Agenda so that the vote for 2025 Board of Directors could be held first and the new 2025 President could preside over the Meeting; Linda read a message to attendees (see below, Page 4) from Ed to express his appreciation to the Shorewood Estates Community

Agenda Items:

- 2025 Board of Directors - Nominations and Election of Officers
- Introductions
- Treasurer Report
- Membership Report
- 2025 Budget
- 2025 Membership and Slip Dues
- Hodge Properties Update
- Community Maintenance and Enhancements
- Event Dates
- New Business / Other
- Slip Lottery Drawing

2025 Board of Directors - Nominations and Election of Officers – Linda Gaydos

- Returning Board Members
 - Officers – Linda Gaydos (Secretary), Fred Lint (Treasurer)
 - Members-at-Large – Tom Bowden, Danielle DeCormis, John Lytwynec, Jim Pileggi, Gary Sorrelle
 - Stepping down – Ed Oceanic (President – moved), Sueann Hall (Vice President – moved), Rich Cotton (Member-at-Large)
 - *We THANK Ed for his 5 years of leadership and generous volunteer efforts, Sueann for her advice and volunteer service, and Rich for his volunteer service to our neighborhood*
- Newly nominated
 - President – Bryan Matthews
 - Vice President – Gary Sorrelle
 - Treasurer – John Lytwynec
 - Members-at-Large – Fred Lint, Sharon Lytwynec, Carla Smith
- No other nominations from attendees or via e-mail

Motion to approve returning Board Members and Nominees for 2025 Board of Directors by Doug Uhl; Motion 2nd by Gerri Irish; All present approved w/ 'Aye'; One vote YES via e-mail proxy

Introductions – Bryan Matthews, Linda Gaydos

- SECA Board of Directors 2024
 - Ed Oceanic (2020), Sueann Hall (2022), Linda Gaydos (2015), Fred Lint (2023), Tom Bowden (2023), Rich Cotton (2023), Danielle DeCormis (2024), John Lytwynec (2020), Jim Pileggi (2023), Gary Sorrelle (2024)
- Honorable Mentions – *MANY THANKS* to those who have contributed to our community over the past year
 - SECA Board Members for their many volunteer efforts and support
 - Tom Bowden, Ed Oceanic – Built new handrail for Boat Dock ramp
 - Claire Hancock – Audited SECA 2024 Financials
 - Gary Sorrelle – Managed our 'sandwich' sign board to alert all residents about Shorewood Estates events

- Gary Sorrelle, Jeff Russell, John Lytwynec, Phil Beachy, Christyne Berzsenyi, Pete Hancock, Mark Lloyd, Greg Reed, Doug Uhl, Linda Gaydos – Deployed and decommissioned piling protectors and de-icer at Anchorage Lane Dock and Boat Dock in March and November
- Andy Horsey – Mowed along Wilson Point Rd and Shorewood Rd throughout the season
- Farinacci Family, Linda Gaydos, Kathy Maisano, Jeff Russell – Collected water samples for 15 weeks from Memorial Day to Labor Day for SwimTester Bacteria Program; Samples were processed and results were reported by ShoreRivers to sampling communities and SwimGuide for public safety
- Jeff and Gail Russell – Continued to use their golf cart and SUV (depending on the weather) for 'polo' trash pick-up along Shorewood Rd and Wilson Point Rd throughout the year
- Jack and Lorraine Kennedy – Maintained hedgerow on Anchorage Lane
- Barbara MacLean – Trimmed trees and shrub growth along access road to Boat Dock area
- Bob and Elizabeth Hodge – Allowed access to Airfield and provided general community support
- Neighbor Volunteers – Continued assistance w/ Spring Clean-up, various maintenance activities, and 'see something, say something' approach to help keep our neighborhood safe and informed

Treasurer Report – Fred Lint

- Current balances (as of 01/31/2025)
 - Checking = \$477.89
 - Savings = \$41,128.27
 - Total = \$41,606.16
- Variance between 2024 Actual and Planned Budgets – Only 7 Slips awarded in Lottery w/ 1 vacated during season; Any significant Repairs/Maintenance or Enhancements were postponed until Shorewood Estates Corporation, LLC property ownership decision
- MANY THANKS to Claire Hancock for auditing our 2024 finances including Checking and Savings accounts, bank statements, check register, and invoices/receipts; All accounts are in good order
- Motion to accept 2024 Treasurer Report by Jeff Russell; Motion 2nd by Claire Hancock; All present approved w/ 'Aye'

Membership Report – Linda Gaydos

- Membership Dues were paid by 60 of 80 residents/property owners = 75% of listed properties (65% in 2024, 66.3% in 2023, 67.5% in 2022)
- Members also contributed an additional \$1312 w/ their Dues
- *THANK YOU to all who joined and contributed!*

2025 Budget – Bryan Matthews

- Board submitted 2025 Proposed Budget similar to 2024 Budget
- Maintenance and Enhancements
 - SwimTesters Bacteria Testing Program (\$650, 15 weeks)
 - Potential 2025 projects – Continue on-hold status until property's new ownership is decided; Revisit budget at that time to establish project priorities
 - Improvements to Boat Dock access road
 - Launch area improvements – Reduce water entry angle, add gravel to improve traction
 - Gazebo or another type of shelter (posts w/ sun-shade?) to provide shade and protect picnic tables
- Suggestion and discussion – Include line item income 'reserve' to cover unanticipated expenses; 'Enhancements' expense line item in budgets included for similar purpose
- Motion to approve 2025 Budget by Jim Pileggi; Motion 2nd by Jeff Russell; All present approved w/ 'Aye'; One vote YES via e-mail proxy

2025 Membership and Slip Dues – Bryan Matthews

- Board recommended we continue Membership Dues as approved by Membership at 2023 Annual Meeting at current year's rate of $\$156 + 4\% = \162
- Board recommended we continue Slip Dues as approved by Membership at 2023 Annual Meeting at current year's rates + 4% = \$703 - \$865 (various amounts based on Slip location)
 - Discussion – Slip Dues will soon be \$1000 if continue w/ 4% annual increase; Suggestion – increase by \$20 for 2025
- Motion to approve 2025 Membership Dues by Gerri Irish; Motion 2nd by Jim Pileggi; All present approved w/ 'Aye'; One vote YES via e-mail proxy
- Motion to approve 2025 Slip Dues by Phil Beachy; Motion 2nd by Christyne Berzsenyi; Attendees voted YES (27) and NO (14)

Hodge Properties Update – Linda Gaydos

- Sale of Bob and Elizabeth Hodge's properties (48 acres + 5 Shorewood Estates lots on Shorewood Rd) is complete
- Projects continue to be on-hold until 'common areas' (Shorewood Estates Corporation, LLC property) ownership decisions are complete; The Hodges would like to donate property to a non-profit organization
- SECA Board of Directors submitted application for IRS tax exempt non-profit status - waiting for decision

Community Maintenance and Enhancements – Bryan Matthews

- On-hold until common area property's new ownership is decided
 - Solicit project ideas from community and vote to prioritize; Revisit community survey from 2024; Schedule meeting to discuss and vote on priorities
- Storage Racks – Did 2024 Lottery work? Stickers? Past participants suggested we continue Lottery for 2025
- Piling Protectors – Collars need refurbishing; Other design or material ideas? **Please contact Jeff Russell**
- Barley straw bales staked in pond (2022) to control algae seemed to help; Generally, it's duckweed and watermeal in pond and Swantown Creek, not algae; **Please contact Tom Bowden to help w/ barley straw**
- Community sign – Replacement sign tabled from 2022; Is it a priority?

Event Dates – Linda Gaydos

- Annual Meeting – First Saturday each February; Additional meetings ad hoc
- Thirsty Last Thursdays – Last Thursdays each month March – November (adjust 'last Thursday' so as not to interfere w/ Halloween or Thanksgiving)
- Spring Clean-Up – Saturday April 19, 2025 @ 8:30AM (3rd Saturday each April)
- Annual Picnic – September 20, 2025 (3rd Saturday each September)
- Danielle volunteered to be Chairperson of Activities and Events (read Fun & Games) Committee; Consider incorporating Welcome Committee and Activities and Events; **Please contact Danielle DeCornis to volunteer for the committee or share your ideas**
 - Ideas include Shorewood Estates Team in St. Dennis Church Cornhole League, Shorewood Estates Cornhole League, Kids Fishing Tournament, 4th of July golfcart parade, ???
 - Other events TBD – Suggestions welcomed

New Business / Other - All

- New owners (Patrick and Jennifer Downey) of 48 acres and airfield addressed attendees; Debris/Brush area is PERMANENTLY CLOSED but they will allow access to airfield for walking – stay on airfield (not in woods, in crop areas, or around hangar), clean-up after your dogs, and NO vehicle access
- Yard debris can be disposed of at Kent County Waste and Recycling Center – Nicholson Drop-off Center in Chestertown; Link to Kent County website on Shorewood Estates website (NEED HELP? tab) under Recycling & Waste Disposal [Need Help?](#) and near Millington at Glanding Transfer Station [Transfer Station \(Dump Info\) | Queen Anne's County, MD - Official Website](#)
- Discussed recent mischievous activities affecting personal watercraft; Consider installing trail cameras at Anchorage Lane dock area and Boat Dock area; Bryan will talk w/ Sheriff for ways to help deter vandalism
- Speeding on Shorewood Rd
 - Board of Directors discussed potential speed enforcement measures including moveable speed bumps, radar speed limit signs, stop signs; Fred contacted County to confirm speed limit on rural residential county road; Based on 2020 Shorewood Rd traffic study results, 20MPH speed limit signs should have been posted in Shorewood Estates; Last month, County surveyed potential sites for speed limit signs in Shorewood Estates and will post signs accordingly
 - Google Maps displays speed limit = 50MPH on Shorewood Rd – considered a 2-lane county road (like Rte 290); Once 20MPH signs are posted on Shorewood Rd by Kent County, can contact Google Maps to correct Shorewood Rd speed limit
- Kent County Emergency Preparedness – Shelter areas in Galena are St. Dennis Hall and Galena Elementary School; **Please contact Linda Gaydos if you are interested in being involved** in upcoming training for documenting those temporarily sheltered, supplies, etc.

Motion to adjourn Meeting by Gerri Irish; Many 2nd motion; All present agreed w/ 'Aye'; Bryan adjourned the Meeting at 11:05AM

Slip Lottery Drawing – Linda Gaydos

- There were 9 applicants for 9 slips
- Balance of payment for Slip Dues ***must be received by March 28, 2025 along w/ Proof of Liability Insurance and 2025 Membership Dues (\$162).***
- Lottery Results:

Slip #1 = Buyse	Slip #2 = Downey	Slip #3 = DeCormis/Lloyd
Slip #4 = Reed	Slip #5 = Beachy/Berzsenyi	Slip #6 = Miller/Reeden
Slip #7 = Hillyer	Slip #8 = Snyder	Slip #9 = Hancock
- Congratulations to all! ENJOY a fun and safe boating season!

THANKS to Doug for scheduling and securing the facility, to MANY who provided deliciously tasty treats, to Friedrich and Barry for helping w/ coffee, to those who attended, AND to everyone who helped set-up and put away tables and chairs!

Respectfully submitted,
Linda Gaydos, SECA Secretary

Received: 10:28 AM EST, 02/07/2025

From: Ed Oceanic <edoceanic@warwicksupply.com>

To: llgaydos@usa.net

Subject: Farewell

Dear Shorewood Estates Community,

As you gather for this year's annual meeting, I want to express my heartfelt gratitude for your support over the past four [five] years. Serving this community has been an incredible honor. I am deeply thankful for the trust, collaboration, and shared commitment that has made Shorewood Estates a wonderful place to call home.

After four [five] fulfilling years, I have decided to step down from my role. This community's strength lies in its people, and I have no doubt that Shorewood Estates will continue to grow and thrive in the years ahead. I am proud of what we have accomplished together and grateful for the friendships and connections made along the way.

Thank you for your support, kindness, and dedication. It has been a privilege to serve, and I look forward to all the great things this community will continue to achieve.

With appreciation,
Ed Oceanic