

**Shorewood Estates Civic Association (SECA)
Board of Directors Meeting
October 14, 2025 at Gary Sorrelle's Home**

Gary called the Meeting to order at 6:40PM

Attendees: Gary Sorrelle, Linda Gaydos, John Lytwynec, Tom Bowden, Danielle DeCormis, Fred Lint, Sharon Lytwynec, Carla Smith; Absent: Jim Pileggi

Agenda Items:

- Treasurer Report
- Membership Report
- 2026 Budget Recommendation
- 2026 Membership Dues Recommendation
- 2026 Slip Lottery and Dues Recommendation
- 2026 Board of Directors Nominations; Schedule Quarterly Board Meetings
- Community Maintenance and Improvement
 - Update on Hodge Common Area Property and Nonprofit Status
 - Review dock access road repair; Regular maintenance plan needed?
 - Review work by Muddy Creek Lawn Care at Anchorage Dock area; Expand work for 2026?
 - Plan dock winterization and needed repairs to and/or replacement of piling collars/donuts
- Community Picnic success
- New items that might be brought before the Community for approval at the annual meeting

Treasurer Report (John)

- Review current balances (as of 09/30/25)
 - Checking = \$1,105.19
 - Savings = \$55,206.54
 - Total = \$56,311.73
- October expenses to-date = ~\$8500 (annual insurance premium, access road repair, picnic); \$46K on-hand
- Actual vs Budget YTD = \$6K in the black with no significant expenses projected through end of year

Membership Report (Linda)

- 2025 Membership Dues paid to-date by 53 of 90 residents/property owners = 62.4% (2024 = 75%, 2023 = 66%, 2022 = 68%, 2021 = 71%); Several Members (24) generously donated an additional \$1,864 with their 2025 Dues
- Discussed whether it is worth reaching-out to those who typically contribute to SECA via Membership Dues but did not in 2025; Various Board Members offered to contact those neighbors to ask what has changed, why they no longer support SECA, and whether there is something SECA can do to win back their support

2026 Budget Recommendation

- Tabled until next Board Meeting

2026 Membership Dues Recommendation – next meeting

- Membership voted for an annual 4% increase starting in 2024; Should Board's proposed 2026 Budget Recommendation continue to support 4% increase - Tentatively, YES (all present agreed)
- Further discussion tabled until next Board Meeting

2026 Slip Lottery and Dues Recommendation

- Should Slip Dues be increased for 2026: Tentatively, YES (all present agreed)
- Membership voted for \$20 increase in 2025, not 4%; Further discussion tabled until next Board Meeting

2026 Board of Directors Nominations

- All current 2025 Board Members present are willing to continue to serve in 2026
 - Officers = President, Gary Sorrelle; VP, Tom Bowden (move from Member-at-Large); Secretary, Linda Gaydos; Treasurer, John Lytwynec (would move to Member-at-Large if someone is interested in Treasurer)
 - Member-at-Large = Danielle DeCormis, Fred Lint, Sharon Lytwynec, Carla Smith; Jim Pileggi(?), absent
 - Potential candidates = Steve Redden, Greg Reed, Mel or Renee Culver, Harold or Candi Shoup

**Shorewood Estates Civic Association (SECA)
Board of Directors Meeting
October 14, 2025 at Gary Sorrelle's Home**

Community Maintenance and Improvement

- Update on Hodge Common Area Property (Shorewood Estates Corporation, LLC)
 - Bob Hodge contacted Linda to report that, after several attempts, he was finally able to obtain an appraisal for the Shorewood Estates Corporation, LLC property (Common Areas), and offered to assign the property to SECA for no consideration (\$0)
 - Linda continued several attempts to contact nonprofit business unit of IRS with no response
 - Linda will contact attorneys who reviewed Shorewood Estates title and relevant documents regarding airstrip and common areas in 2023 (Rasin, Wootton & Hurd, LLC in Chestertown) for advice on 501c4 nonprofit and property transfer
 - Fred motioned to move forward with contacting attorneys and obtaining nonprofit status for SECA; All present agreed
 - Improvement projects have been paused until Shorewood Estates Corporation property is settled in case a third party takes ownership and removes all improvements (SECA's financial investment would be lost)
- Boat Dock Access Road Repairs and Maintenance
 - Biggs Growing Solutions (BGS) completed road work September 25; Regraded, installed new timbers, installed two catch basins, laid new stone; \$5,500
 - Need a plan for regular maintenance; Ask BGS for advice and cost estimate to include in 'Regular Maintenance' budget line item
- Muddy Creek Lawn Care (MCLC)
 - Good job completing basic trimming/clean-up at Anchorage dock area as a trial; For regular maintenance next year, provide MCLC with scope of work w/in their capabilities
 - Need advice from BGS for regular maintenance of common areas, and for work beyond capabilities of MCLC and/or Backwoods Outdoor Services
 - Need to define scope of work; Other contacts to consider = James (John will reach-out) and BGS (Danielle/Gary will reach-out)
- Dock Winterization
 - Donuts/Collars – John and Jeff Russell took inventory; Need to replace at least 10; May need to reconfigure how collars are attached around pilings
- Improvements/enhancements to consider – Solar fountain in pond, Neighborhood 'announcement' sign

Community Picnic Success

- Forty people attended; All enjoyed fried chicken from Redner's, pulled-pork from PhatDaddy's BBQ, and appetizers-sides/salads-desserts provided by attendees; Cornhole tournament and horseshoes = fun
- Other 2025 event successes = Fishing Tournament and 4th of July Parade (organized by Danielle); Bingo Night was suggested as a winter-time event

New Items / Other

- Schedule Board Meetings for 2026
 - Gary suggested scheduling Quarterly Board Meetings (January, April, July, October) in 2026; All agreed to a weekday; Consensus for all present = 2nd Wednesday of month, 6:30PM
- Galena Volunteer Fire Company Fund Drive
 - John informed Board of GVFC Fund Drive and asked if SECA should make a donation; All present agreed to contribute \$250
- Vehicle Speed in Neighborhood
 - Many vehicles (primarily delivery vehicles and contractors) seem to continue to ignore 20MPH Speed Limit on Shorewood Rd
 - Need results from speed study to help determine whether 'speeding' is perception or actual
 - Next steps could include asking Sheriff to randomly monitor vehicle speed via speed trap and installing yellow caution signs; Fred will follow-up with Kent County for test results and with Sheriff

Gary adjourned Meeting at 8:15PM

Respectfully submitted,
Linda Gaydos, SECA Secretary