

**Shorewood Estates Civic Association (SECA)
Board of Directors Meeting
December 17, 2022 at Doug Uhl's Home**

Ed called the Meeting to order at 9:05AM

Attendees: Ed Oceanic, Don Ruth, Cindy Hamilton, Linda Gaydos, Tom Bowden, Sueann Hall, John Lytwynec, Doug Uhl

Agenda Items:

- Treasurer Report
- Membership Report
- 2023 Budget Recommendation
- 2023 Membership Dues Recommendation
- 2023 Slip Lottery and Dues Recommendation
- 2023 Board of Directors Slate
- Community Maintenance and Improvement
 - Boat Launch & Dock Area, Pond/Trail, Community Sign, Picnic Area, Storage Racks Stickers, Debris Area
- Spring Clean-Up Dates
- Shorewood Rd Vehicle Speed
- New Business – Shorewood Estates LLC and Hodge Properties
- Review Open Action Items

Treasurer Report (Cindy)

- Review current balances (as of 12/17/22)
 - Checking = \$1,269.38
 - Savings = \$26,063.21
 - Total = \$26,825.59

Membership Report (Linda)

- 2022 Membership Dues paid by 54 of 80 residents/property owners = 67.5% (71.3% in 2021, 77.5% in 2020, 77.5% in 2019)
- Several Members generously donated an additional \$800 w/ their Dues

2023 Budget Recommendation

- Increase budget amounts for Insurance and Enhancements expenses;
 - Insurance policy increased \$200+ in 2022; Consider increasing liability coverage from \$1M to \$2-3M
 - Ramp to boat dock needs work possibly replacing; Consider new marine-grade material, wider, new footers, etc.); Handrail needs to be replaced; Price-out aluminum ramp; Ask Mark McCool about a new ramp
 - Holes in pilings where dock structure was raised may need to be filled to prevent rotting? Ask Mark McCool for recommendation
- Retain 2022 amounts for 2023 Membership and Slip Dues

2023 Membership Dues Recommendation

- Currently \$150 (\$100=2015-2019, \$150=2020/2021/2022)
- Recommend we retain Membership Dues at 2022 rate of \$150 for 2023
- Sueann motioned to retain 2022 rate for 2023 then impose 4% per year increase starting in 2024; Linda 2nd motion; All attendees agreed w/ 'aye'

2023 Slip Lottery and Dues Recommendation

- Currently \$6750 for 9 slips (1@\$650, 2@\$700, 2@\$750, 4@\$800)
- Recommend retain 2022 Slip Dues for 2023 then impose 4% per year increase starting in 2024

2023 Board of Directors Slate

- Current Board Members offered to return for 2023
 - Ed Oceanic (President), Stay
 - Sueann Hall (Vice President), Don stepping down

**Shorewood Estates Civic Association (SECA)
Board of Directors Meeting
December 17, 2022 at Doug Uhl's Home**

- Cindy Hamilton (Treasurer), Stay
- Linda Gaydos (Secretary), Stay
- Tom Bowden, John Lytwynec, Doug Uhl (Members-at-Large) Stay; Up to 3 positions available
- Don Ruth, Joan Skloot and RoseMarie Tate will step down in 2023

Community Maintenance and Improvement Plan

- Boat Launch Area / Gangway
 - Bollards were moved in March 2022 to provide more room to maneuver; Purchased road cloth; Discussed stone needs/delivery and dirt removal w/ MegaMaterial to improve launch angle and traction
 - Research gangway materials, size, build or buy, etc.
- Pond and Trail
 - Barley straw - 2023 as it seemed to be low cost (\$80) natural alternative to help control new algae in 2022
 - Doug and Ed walked and marked trail along Shorewood side of pond area; Ready to clear early Spring
- Community Sign
 - No update
- Picnic Area
 - Purchased 3 x 8' + 1 Kids' Lifetime resin tables in September 2022; All 3 heavy tables found new homes
 - Consider 'gazebo' for weather protection, and make area more inviting for residents
- Storage Racks Stickers
 - May need to build additional rack(s) at Beach area; Need to better monitor sticker system
- Debris/Brush Area
 - Maintenance; Bob recently spent \$2500 to clear area and push debris over edge

Spring Clean-Up Dates

- Saturday 4/15 @ 8:30AM; Rain-date Saturday 4/22 @ 8:30AM

Shorewood Rd Vehicle Speed

- Don – speed test activated w/ and w/out sign from 10/5-10/12 on Shorewood Rd; Data not as granular as initially thought; Overall, recorded typical speeds 25-35mph; 15mph advisory speed is too slow
- Initial 30mph speed at beginning of Shorewood Rd from Wilson Point Rd seems OK; Suggest changing speed to 20mph instead of 15mph before curve and thru neighborhood
- MD State speed on residential county roads = 25mph; Don will pursue changing speed w/ Kent County DPW

New Business

- Anchorage Lane resurface project - John asked about approach to residents; Neighbors on all other private roads share equally in cost to re-stone their road when needed; Since many neighborhood residents use Anchorage Lane to access Beach area, Board agreed to contribute 1/9th of cost in 2023 to resurface Anchorage Lane in as-like material (tar & chip) up to \$1000 if all residents are Dues-paying Members
- Shorewood Estates LLC (common areas) and Hodge (48-acre zoned Residential) Properties
 - 3-way ownership idea – Phil Parrish, Roger Rorer(sp?), SECA; Parrish not interested; Roger initially gun-ho b/c doesn't want to move hunting area; Also wants to be able to do something w/ property when 'finished' hunting; Roger offered \$500K to Bob; Would community want to get involved - could be onboard w/ idea when they learn their property value could be affected; Roger re-leases land he leases for Ag/farming
 - Bob won't turn-over LLC until 48-acres decision is settled
 - Will community want buy-in; Consider establishing HOA (protects property owners)

Action Items (All)

- Did not review open and new items; Retained for potential future review

Ed adjourned Meeting at 11:50AM

**Shorewood Estates Civic Association (SECA)
Board of Directors Meeting
December 17, 2022 at Doug Uhl's Home**

Action Items 2022

#	Action Item	Responsible Party	Status / Comment
1	Post notices announcing Community Events on event sign board prior to each event		On-going
2	Send quarterly financial report to Board by 15 th of month at end of each quarter	Cindy Hamilton	On-going
3	Create comprehensive plan for Beach area including access, motored boat launching, picnic tables, pavilion, sand	Don Ruth	Open 6/2/21
4	Communicate to residents need to keep Brush/Debris area clear to provide access for all	Doug Uhl	On-going
5	Investigate potential/existing path at pond & effort to keep it clear	Ed Oceanic, Doug Uhl, Bryan Matthews	Open 6/2/21
6	Investigate re-design/configuration of boat launch area for better launch incline/maneuverability	Linda Gaydos	Open 6/2/21
7	Move right side bollard on Boat Dock access road to improve maneuverability & prevent falling-off hill	Linda Gaydos	Open 6/2/21
8	Install a few solar lights & American flag on Boat Dock	Linda Gaydos, Charles MacLean	Open 6/2/21
9	Investigate required permits for proposed Boat Dock slip expansion	Linda Gaydos, Ed Oceanic	Open 6/2/21
10	Determine requirements to replace ramp to Boat Dock	Ed Oceanic, John Lytwynec	Open 6/2/21
11	Replace older rail-system plastic mailboxes w/ metal boxes over next 3-4 years as needed		Open 12/11/22
12	Investigate establishing/installing No Wake Zone sign in Swantown Creek w/ DNR	Linda Gaydos	Open 6/2/21
#	Completed Action Items 2022	Responsible Party	Status / Comment
	Buy 2 new resin picnic tables & create designated table area as part of new Beach Area Plan (Sand, Tables, Launch Area, Access); Remove wooden tables if new tables are functional		Open 6/2/21 CLOSED 9/2022 – Purchased 3 new 8' Lifetime tables + 1 kid's resin table
	Moved bollards at dam to provide more maneuverability for boat launch		CLOSED 3/2022

Respectfully submitted,
Linda Gaydos, SECA Secretary