

**Shorewood Estates Civic Association (SECA)
Board of Directors Meeting
January 6, 2024 at Linda Gaydos' Home**

Ed called the Meeting to order at 9:06AM

Attendees: Ed Oceanic, Sueann Hall, Linda Gaydos, Tom Bowden, John Lytwynec, Jim Pileggi, Doug Uhl;
Absent Cindy Hamilton, Rich Cotton, Fred Lint

Agenda Items:

- Treasurer Report
- Membership Report
- 2024 Budget Recommendation
- 2024 Membership Dues Recommendation
- 2024 Slip Lottery and Dues Recommendation
- 2024 Board of Directors Slate
- Community Maintenance and Improvement
 - Boat Launch, Dock Ramp & Dock Area, Community Sign, Debris Area
- Hodge Properties Update
- Event Dates
- New Business / Other

Treasurer Report (Linda)

- Review current balances (as of 01/05/24)
 - Checking = \$246.54
 - Savings = \$32,414.19
 - Total = \$32,660.73

Membership Report (Linda)

- 2023 Membership Dues paid by 53 of 80 residents/property owners = 66.3% (67.5% in 2022, 71.3% in 2021, 77.5% in 2020)
- Several Members generously donated an additional \$1,575 w/ their Dues

2024 Budget Recommendation

- Adopt 2023 Budget for 2024 as placeholder until property sale resolution; Adjust as necessary once resolved
- Sueann motioned to adopt 2023 Budget; Doug 2ND motion; All present agreed w/ 'Aye'

2024 Membership Dues Recommendation

- 2024 Dues = \$150 + 2024 4% increase = \$156; Retain 2023 Membership decision of 4% year-over-year increase
- Suggestion - Board Members review Shorewood Estates Contact List to identify potential new members based on past Membership information and personally reach-out to those who are not Members
- Conduct community engagement survey w/ anonymous responses to seek ideas for improvement; Distribute 5-10 question survey electronically via Survey Monkey w/ due date prior to Annual Meeting; Discuss results at Meeting
- Direct engagement may result in higher Membership response rate; Send Dues letters w/ self-addressed stamped return envelope via USPS instead of e-mail
- Contact local realtors - ensure they are aware of Association Dues, not just 'HOA? = No' for home sale listings
- Sueann motioned to retain 2023 Dues decision; Tom 2ND motion; All present agreed w/ 'Aye'

2024 Slip Lottery and Dues Recommendation

- 2024 rates = \$6750 + 2024 4% increase = \$7,020 (1@\$676, 2@\$728, 2@\$780, 4@\$832); \$270 increase over 2023; Retain 2023 Membership's decision of 4% year-over-year increase
- Doug motioned to retain 2023 Slip Dues decision; Jim 2ND motion; All present agreed w/ 'Aye'

2024 Board of Directors Slate

- Current Board Members offered to return for 2024
 - President (Ed Oceanic) – Continue

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- Vice President (Sueann Hall) – Continue
- Treasurer – (Cindy Hamilton) – Stepped down
- Secretary – (Linda Gaydos) – Continue....unless someone REALLY wants to take on Secretary role
- Members-at-Large (up to 6)
 - Tom Bowden – Continue
 - Rich Cotton – Linda will follow-up
 - Fred Lint – Treasurer? Linda will follow-up
 - John Lytwynec – Continue
 - Jim Pileggi – Continue
 - Doug Uhl – Stepping down
- Cindy Hamilton (Treasurer) and Doug Uhl (Member-at-Large) are stepping down; We THANK Cindy and Doug for their years of volunteer service to the neighborhood

Community Maintenance and Improvement Plan, 2024

- Boat Dock, Ramp – New wider and less steep ramp to boat dock made of galvanized grates installed Spring 2023 (THANKS to Tom, Ed); SECA volunteers (Tom, Ed, others?) will install hand-/side-rails before April 1; Use galvanized chain-link fence structure (no fencing) for top (code requires 3' height) and intermediate rails; Materials cost already budgeted; If top rail becomes a problem will add composite boards to top handrail
- Community Sign – On hold until new property ownership is resolved
- Debris/Bruch Area – Due to 'For Sale' status, this area adjacent to air strip is permanently closed/off-limits
- Jeff Russell Maintenance Concerns – Difficult to get neighborhood volunteers to maintain common areas and it's always the same people; Jeff suggested slip-holders help winterize and maintain boat dock or be charged an extra fee if they don't help. Other maintenance issues, e.g., diverters on access road to boat dock; Develop plan once LLC property (common areas) is resolved; New labor expense (budget \$2000)
- Install lock on power breaker to Anchorage Lane; Currently used seasonally for Anchorage de-icer but could expand usage if needed for activities throughout other seasons
- Improvements/New Projects – On hold until property ownership is resolved

Hodge Properties Update

- Hodge Properties – Survey stakes on 48 acre property + 5 lots on Shorewood Rd; Ed bought lot next to his property on Shorewood Rd plus area behind his property; Bob and Elizabeth Hodge are selling other 4 lots (0.75 acres each) along Shorewood Rd between Ed's property and air strip that is part of Shorewood Estates community; Two potential buyers interested in the Hodge's 48 acre property and they plan to auction that property if purchase falls through; Zoning = 5 lots along Shorewood Rd are residential; 48 acres = community residential (= intended for development); About 31 of 48 acres are buildable (potentially 30 x 0.75 acre lots) plus new road from Mallard Lane to Shorewood Rd; Common area is being held as enticement for purchasing 48 acres but Bob could still turn-over LLC property to Shorewood Estates
- Shorewood Estates Corporation, LLC ('Common Area') property – Ed is negotiating w/ Bob & Elizabeth for SECA to purchase Common Areas and turn-over LLC for \$100; Bob offered to transfer LLC for \$10 + any legal fees w/ guaranteed access for owner of 48 acres; Currently, access to Common Areas is for Shorewood Estates only and does not include 48 acres (Bob had to allow access to all common property); Access is different than usage; SECA took on maintenance of common property via Bylaws and need to clarify what 'maintenance' means; Want to avoid 'co-mingling' LLC and SECA but LLC Officers could be SECA Board Members
- Transfer LLC but does it have legal right to allow access to Shorewood Estates common areas; All lot owners can access community areas; Sale of 48 acres – can purchaser be given written guarantees for all privileges of access (same as Shorewood Estates residents/property owners)?
- Wooten and Hurt (attorneys familiar w/ Shorewood Estates, and the Hodges) – Review documents to confirm legal aspects of agreement; Sueann will contact attorneys and ask how we can accomplish what we want to do w/ Common Areas and any right of access for new 48 acre property owner; Can 48 acres become part of Shorewood Estates?

Event Dates, 2024

- Spring Clean-Up = Saturday 4/20 @ 8:30AM; Rain-date Saturday 4/27 @ 8:30AM
- Picnic Saturday = 9/21; Rain-date 9/22

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- TLT = Last Thursdays March thru October + November = Thursday before or after Thanksgiving
- Establish annual 'dates' for same activity for consistency

New Business / Other

- Speed bumps? Speed trap? New lane striping? Paint 'SLOW' on Shorewood Rd to encourage drivers to slow down? Sueann will contact Kent County to inquire about installing 'new style' speed bumps, re-striping lane lines, and painting 'SLOW' on surface on Shorewood Rd; Sueann will contact Sheriff to ask about setting-up a Shorewood Rd speed trap

Sueann motioned to adjourn; John 2ND motion; All present agreed w/ 'Aye'
Ed adjourned Meeting at 11:50AM

Respectfully submitted,
Linda Gaydos, SECA Secretary