

**Shorewood Estates Civic Association  
General Meeting  
February 2, 2019 at Kim & Brad Righi's House**

Kim Righi called the Meeting to order at 9:10AM

**Attendees:** *Kim & Brad Righi, Christyne Berzsenyi & Phil Beachy, Brian Chick, Linda Gaydos, Pete Hancock, Bill Irish, Julie & Mike Klapproth, Sue & Bryan Matthews, Jim Pileggi, Liz Porter, Greg Reed, Jeff Russell, Don Ruth, Friedrich Schmidt, Mary & Gary Sorelle, RoseMarie & Al Tate, Barry Treftz, Allan Tucker, Doug Uhl*

Kim welcomed everyone to the Meeting and thanked the 2018 Board Members for their work and dedication throughout the year

**Agenda Items:**

- Treasurer's Report
- Membership Report
- Nominations and Election of Officers for 2019 Shorewood Estates Board of Directors
- Dock Repairs and Maintenance
- Shorewood Estates 2019 Budget
- Shorewood Estates 2019 Dues
- Other Business
- New Business
- Slip Lottery Drawing

**Treasurer's Report – Linda Gaydos**

- Current balances (as of 02/01/2019)
  - Checking \$511.23
  - Savings \$26,003.33
  - Total \$26,514.56
- THANKS to Andy Horsey who audited our 2018 finances on January 11, 2019 including Checking account/Savings account bank statements, check register, and receipts; All accounts were in order
- THANKS to Sueann Hall for her advice and insights as Treasurer this past year
- Treasurer position continues to be vacant; If anyone is interested please contact Kim or Linda

**Membership Report – Linda Gaydos**

- Dues were paid by 59 property owners and/or renters in 2018 (74.9% of 79 available properties) – THANKS to all who contributed!
- Dues are not mandatory; Number of those who pay Dues continues to trend up since 2015 (25% more in 2018 than 2015) – a good sign that folks see value in what is being done to keep our community desirable
- All Members should continue to encourage their neighbors to contribute to support our community – it's working!

**Nominations and Election of Officers for 2019 Shorewood Estates Board of Directors – Kim Righi**

- Returning Board Members – Kim Righi (President), Brian Chick (Vice President), Linda Gaydos (Secretary), Jeff Russell (Past President), and Bill Irish, Rob Moxley (Member-at-Large)
- Nominations for vacant Treasurer: None
- Nominations for new Member-at-Large: Bryan Matthews and Don Ruth
- Members-at-Large Jason Conner and Julie Klapproth are stepping down; A big THANK YOU to both Jason and Julie for their commitment and service to our neighborhood
- Sue Matthews motioned to approve 2019 slate of Officers; Barry Treftz 2<sup>nd</sup> motion; All present confirmed w/ 'aye' (plus 3 Yes votes by proxy e-mail)

**Dock Repairs and Maintenance – Kim Righi, Brian Chick**

- 2018 Dock repairs due to a severe winter's damage were \$6750; We paid \$2500 deductible and submitted a claim for which we received \$4250 while most claims from folks along local rivers w/ more damage were denied

- In 2018, we were \$1270 **under budget** for the \$8000 budgeted for dock repair; With the \$8000 dock repair budget line item, we projected a deficit of \$5,615 in 2018, yet we had a deficit of only \$555

<b>Dock Repairs &amp; Maintenance (R&amp;M) for 2018 (Ice damage January 2018 &amp; Boat Dock decay June 2018) *</b>		
<b>BUDGET (Amount added to normal R&amp;M)</b>	<b>\$ 8000</b>	
Docks Repair Ice damage (Northern Bay Boat Lifts)	\$ (6150)	
Docks Ice Prevention (Breese Sailmakers, SECA)	\$ (3097)	
Boat Dock Partial Rebuild (SECA)	\$ (1734)	
<b>Sub-Total</b>	<b>\$ (2980)</b>	<b>Sub-Total R&amp;M \$(10,980)</b>
State Farm Claim Reimbursement (Ice damage)	\$ 4250	
<b>Budget Balance Remaining</b>	<b>\$ 1270</b>	<b>R&amp;M after Reimbursement \$(6,730)</b>

\*Dollar values are rounded

- Boat Dock – Friedrich, Dennis and Brian noticed that most of the stringers and several pilings are rotting; Decking is in not as bad condition; First section of dock starting at the end of entrance ramp was rebuilt and repaired by a few volunteers this past summer but the remainder of the dock and most other pilings need to be replaced; Mark McCool repaired ice damage from last winter, and provided a quote to rebuild the remainder of the dock (\$38,000); Mark agreed to a 4 Phase approach
  - Phase 1 = \$8,000; Start from 2018 repairs to tapered section; Elevate dock about 12" to keep decking and much of the structure out of the water (build ramp from 2018 repaired section to new sections then level out to end of dock); Build a step or ramp down to next section (will be removed once entire dock is complete)
  - Phase 2 = \$19,000; From Phase 1 to 'T' pier (including 12 pilings and 2 finger piers)
  - Phase 3 and 4 = \$6,000 each; Each side of 'T' pier and finger piers
  - Ask Mark if Phases need to be consecutive years, or could we skip a year to help 'fill our coffers', e.g., Phase 1 in 2019, Phase 2 in 2021; Would skipping a year increase costs?
  - Could save \$150/piling if we dispose of them ourselves
- Based on 5 neighboring marina slip fees (\$1500-\$2900 for a 6-7 month season) and costs to rebuild Boat Dock, the Board increased Slip Dues by \$100/year starting this year, and proposed \$100/year increases through 2021; Board acknowledged we don't provide the same amenities as other marinas, e.g., potable water, electric service, etc., so we'll keep our Slip Dues at less than half that of local marinas
- Preventive measures were put in place to help protect pilings from heaving if the River ices again (overall cost for both docks was approximately \$3000); We're experimenting w/ 3 methods - large corrugated tubes, flat floating piling donuts, and corrugated piling collars; Some seem to be working better than others and we'll continue to evaluate each method
- Installing a seasonal de-icer is another option to help prevent future damage to docks; Bob Lawson generously offered to donate his services and materials to install electric service at Anchorage Beach; Our costs include outsourced trenching services (\$2,000+ for underground trench) plus de-icer (approximately \$1000); We could trench ourselves and save close to \$2000; Installing electric service to Boat Docks is cost prohibitive at \$20K+; Jason is checking w/ property owner of boat dock just to the north to ask if we could install a meter and tap off of his electric service for de-icing purposes
- Also researching an alternative to electric installation; Solar Powered ice-eaters (both docks <\$3000) vs. trenching for electric service (\$2000) + ice-eater (\$1000-ish) + electric service (minimum \$250/year) for Anchorage Beach dock only; Board will continue researching options
- Bob Hodge owns both docks and SECA is responsible for maintenance; We will approach Bob Hodge for help w/ Boat Dock rebuild
- Board suggested we also establish a Dock Donation Fund for repairing/maintaining the Anchorage Beach Dock and Boat Dock; Docks greatly increase each Shorewood Estates property's value (water-access community)
- Doug Uhl motioned to approve Phase 1 (\$8000) to start Boat Dock replacement; Jeff Russell 2<sup>nd</sup> motion; All present agreed w/ 'aye'
- Jeff Russell motioned to approve spending up to \$3000 for electric service or solar power to help prevent damage to Docks; Sue Matthews 2<sup>nd</sup> motion; All present agreed w/ 'aye'

### Shorewood Estates 2019 Budget – Kim Righi

- Reviewed normal operating budget assuming \$100 Dues for 2019 (attached) w/ Slip Dues helping to build Dock maintenance coffers
- Several ideas were suggested to help raise funds for expensive Dock maintenance including Breakfasts, Bingo, Pit Beef events, 50/50 Raffles at Thirsty Thursday and other gatherings, and a 'Tip Jar' (Linda's

*note – there was \$25 in Christyne’s spontaneous ‘Tip Cup’ plus another \$100 added to 2019 Dues checks collected at the end of the Meeting – THANK YOU!!)*

- Barry Treftz motioned to approve 2019 Budget; Bill Irish 2<sup>nd</sup> motion; All present agreed w/ ‘aye’ (plus 3 Yes votes by proxy e-mail)

#### **Shorewood Estates 2019 Dues – Kim Righi**

- Dues have been \$100/year for last 3 years and generally cover basic maintenance expenses
- Researched neighboring community HOA fees – Gentle Winds HOA \$1800-\$8000; Kentmore Park HOA is \$300/year
- Our Dues are voluntary and generally cover the Budget for mowing, landscaping, groundskeeping, and insurance; Dues will not cover Dock rebuild costs; Start Dock Fund Donation to help defray costs
- Amount of volunteer work residents contribute each year to maintaining and improving our neighborhood – Priceless....
- Board recommends we retain Dues at \$100 (about \$8.35 per month) for Dues year 2019 based on the number of folks who paid Dues in 2018 (75% participation!)
- Beach and two docks add value to all our properties (water-oriented, water-access community)
- Sue Matthews motioned to retain Dues at \$100 w/ a recommended increase to \$150 in 2020, and start a Dock Donation Fund; Doug Uhl 2<sup>nd</sup> motion; All present approved w/ ‘aye’ (plus 3 Yes votes by proxy e-mail)

#### **Other Business – Kim Righi, Linda Gaydos**

- Shorewood Estates tax status update – SECA is a corporation and Dues are not (and never were) deductible as a charitable donation for federal tax purposes; We currently file an annual corporate return using Form 1120-H since Dues collected by homeowner organizations for common-area maintenance are not federally taxable; Therefore, there is not need to apply for, or maintain, non-profit status via 501c designation (it’s an expensive application fee, and common areas must be open to everyone not just Shorewood residents, or we must have a charitable mission like feeding the poor)
- Shorewood Estates website will soon be updated using a newer platform and technology w/ links to other sites of local interest
- Our Shorewood Estates sign has been updated w/ silver-metallic paint highlights for better night-time viewing; We’re also researching refurbishing or replacing our Events sign (Members in attendance agreed that a physical meeting sign at the entrance is a good reminder)

#### **New Business – Linda Gaydos, Kim Righi**

- SECA Shed – Bob Hodge generously offered to donate \$2500 toward a community shed that is now needed to store ice preventive material and equipment; Initial research for a shed approximately 11’x16’ is \$2600-\$3900 depending on material (wood, vinyl, resin) plus pad prep; Need to confirm shed size based on de-icer decision, and whether a permit is needed; Suggested location – top of Anchorage Beach access road w/in horseshoe-shaped hedgerow; Other suggested storage includes 2 or 3 8’ long containers w/ hinged top (‘glorified dock box’)
- ShoreRivers report on Swantown Creek Ravine Restoration – Seven retention ponds were built into farmland on south side of Creek have stopped ‘chocolate’ plumes (sediment) from overtaking the Creek; Ravine project has dramatically reduced sediment run-off; Ribbon-cutting ceremony and tour is being planned for this Spring before fields are planted (\$1.2M project via State Trust Fund); State DNR folks toured that area and asked about sediment plume and dredging; Creek channel is almost closed and they suggested trying to apply to MD Waterway Improvement Fund (MWIF) to dredge and open channel; Kent County must apply for MWIF funding; Dredging costs are \$500K-\$700K and could possibly use dredged material for Living Shoreline to stabilize northside of Creek shoreline; MWIF could be cash match required for Living Shoreline project; Both MD and Kent County are excited about project potential; Will know more after meeting end of Feb/early March w/ ShoreRivers, SECA, MD, and Kent County officials; Algae blooms would not be affected by Living Shoreline as they develop due to nitrogen/phosphorous runoff and temperature

Kim adjourned the Meeting at 10:40AM w/ a motion to adjourn by Doug Uhl; Phil Beachy 2<sup>nd</sup> motion; All present agreed w/ ‘aye’

### Slip Lottery Drawing

- Bill Irish, Slip Lottery Committee Chair, managed this year's Lottery; There were 8 applications for 9 slips, so everyone was awarded their 1<sup>st</sup> Choice – except Slips 3 and 8; Those 2 slips were decided by coin toss as each of those slips had two 1<sup>st</sup> Choice selections
- Balance of payment for Slip Dues **must be received by March 15, 2019 along w/ Proof of Liability Insurance** (see attachments to Meeting announcement e-mails in January); Results:
  - Slip #1 = Dan Buyse
  - Slip #2 = Dennis Ojard
  - Slip #3 = Charles MacLean
  - Slip #4 = Greg & Debbie Reed
  - Slip #5 = Doug & Susan Uhl
  - Slip #6 = AVAILABLE**
  - Slip #7 = Phil Beachy & Christyne B
  - Slip #8 = Doug & Liz Porter
  - Slip #9 = Pete Hancock
- Congratulations to all, and THANKS to Bill for managing the 2019 Slip Lottery!

THANKS to Kim and Brad for hosting!

Respectfully submitted,  
Linda Gaydos, SECA Secretary