

**Shorewood Estates Civic Association (SECA)
Annual Meeting
February 4, 2023 at Galena Volunteer Fire Company**

Ed Oceanic called the Meeting to order at 9:00AM

Attendees: *Ed Oceanic, Cindy Hamilton, Linda Gaydos, Tom & Chris Bowden, John Lytwynec, RoseMarie & Al Tate, Doug & Sue Uhl, Tony & Valerie Angelo, Jack & Beth Ann Bachmann, Mark & Denise Bachmann, Phil Beachy & Christyne Berzsenyi, Dan & Cathy Buyse, Jason Connor, Rich & Patti Cotton, Lee Frankel, Pete & Claire Hancock, Clem Herbst, Don Hooker, Andy & Ann Horsey, Chris & Rebecca Huff, Bill Irish, Joe & Mickey Irr, Fred Lint, Mark Lloyd & Danielle Decormis, Bryan Matthews, Bill & Colleen McAllister, Elisia Moxley, Jim Pileggi, Greg Reed, Friedrich & Anita Schmidt, Tom Snyder, Gary & Mary Sorrelle, Barry Treftz, Brian Triantafillos, Allen Tucker*

Guests: *Audrey Erschen & Warren Walters (Town of Galena); Roger Rohrer, Monica Samans*

Agenda Items:

- Kent County Emergency Preparedness
- Introductions
- Treasurer's Report
- Membership Report
- Nominations and Election of Officers for 2023 Board of Directors
- Shorewood Estates 2023 Budget
- Shorewood Estates 2023 Membership and Slip Dues
- Community Maintenance and Enhancements
- New Business
- Slip Lottery Drawing

Kent County Emergency Preparedness Plan

- Northern Kent County Emergency Preparedness Plan – Audrey Erschen, Warren Walters (Town of Galena)
 - Presented information about emergency issues and needs before, during, and after
 - Included various necessities, e.g., power, water, food, shelter, medications
 - Maintain accountability, shelter attendance, wellness checks, pet safety
 - Identify volunteers especially those w/ special skills, e.g., medical personnel/backgrounds
 - Stay ready w/ 'Go-Bag' (pack essential items for 3-4 days – toiletries, change of clothes, meds)
 - Link to FEMA video on preparedness from Audrey <https://youtu.be/P4JYMcN1wvU>
- What can we do?
 - Need 2-3 key contacts volunteers from Shorewood Estates to help w/ plans and add to Galena Emergency contact list – Patti Cotton, Bill McAllister, Bryan Matthews

Introductions – Ed Oceanic

- SECA Board of Directors
 - Ed Oceanic (2020), Don Ruth (2019), Cindy Hamilton (2021), Linda Gaydos (2015), Tom Bowden (2022), Sueann Hall (2022), John Lytwynec (2020), Joan Skloot (2021), RoseMarie Tate (2020), Doug Uhl (2020)
- Guests – Roger Rohrer, Monica Samans
- Honorable Mentions – THANKS to those who have contributed to our community over the past year
 - SECA Board for their many efforts and support
 - Tom Bowden – Rebuilt and commissioned mooring ball in Swantown Creek
 - Jeff Russell, Don Ruth, John Lytwynec, Pete Hancock, Barry Treftz – Installed and decommissioned piling protectors and de-icer at Beach Dock and Boat Dock
 - Andy Horsey – Mowed along Wilson Point Rd and Shorewood Rd throughout the season when the County didn't
 - Farinacci Family, Bill Irish, Kathy Maisano, and Linda Gaydos – SwimTester Bacteria Program volunteers; Tested for 15 weeks throughout 2022 season (Memorial Day to Labor Day); Timeframe for testing in 2023 may be extend 2-4 weeks
 - Jeff Russell – Continued to use his golf cart for 'polo' trash pick-up along Shorewood Rd and Wilson Point Rd throughout the year

- Al and RoseMarie Tate – Created and manufactured 2022 Shorewood Estates stickers to identify residents' personal watercraft on the Storage Racks
- Jack and Lorraine Kennedy – Maintained hedgerow on Anchorage Lane
- Mark Bachmann – Moved bollards adjacent to dam to provide more room to maneuver trucks and trailers in preparation to enhancing boat launch area
- Bob Hodge – Allowed access to Airfield and Brush Area, and provided general community support
- Neighbor Volunteers – Continued assistance w/ Spring Clean-up, and to those who 'see something, say something' to help keep our neighborhood safe and informed

Treasurer's Report – Cindy Hamilton

- Current balances (as of 02/03/2023)
 - Checking \$762.38
 - Savings \$26,064.49
 - Total \$26,826.87
- THANKS to Claire Hancock for auditing our 2022 finances in January 2023 including Checking account/Savings account bank statements, check register, and receipts; All accounts were in order
- Motion to accept 2022 Treasurer's Report – All present approved w/ show of hands

Membership Report – Linda Gaydos

- Membership Dues were paid by 54 property owners and/or renters in 2022, 67.5% of available properties (fewer than 2021 and 2020)
- Members also donated an additional \$800 w/ their Dues; THANK YOU to all who joined and donated!

Nominations and Election of Officers for 2023 Board of Directors

- Returning Board Members
 - Officers – Ed Oceanic (President), Sueann Hall (Vice President), Cindy Hamilton (Treasurer), Linda Gaydos (Secretary)
 - Members-at-Large – Tom Bowden, John Lytwynec, Doug Uhl
 - Stepping down – Don Ruth (VP), Joan Skloot and RoseMarie Tate (Members-at-Large) *THANK YOU for your generous contributions to our neighborhood*
- Newly nominated for Member-at-Large – Rich Cotton, Fred Lint, Jim Pileggi
- Motion to approve returning Board Members and Nominees for 2023 Board by RoseMarie Tate; Motion 2nd by Gary Sorrelle; All present approved w/ show of hands; No votes by e-mail proxy

Shorewood Estates 2023 Budget

- 2023 Proposed Budget – Similar to 2022
 - \$1025 increase primarily due to estimated Repairs and Maintenance and Enhancements line items
- Maintenance and Enhancements
 - Boat Dock Area
 - Repair or replace gangway leading to Boat Dock; Install GatorGrate decking to eliminate slippery wood decking; Extend length to make gangway less steep; Install step at end of gangway; Replace side rails; ~\$4-5K
 - Access road – Move bollard at top of road toward pond to widen turn area
 - Launch Area – Reduce water entry angle, and install roadcloth and gravel to improve traction
 - Evaluate suggestion of adding Jet-ski floating dock
 - Walking trail around pond
 - Gazebo or some type of shelter (posts w/ sun-shade suggested) to provide shade and protect new picnic tables (replaced picnic tables w/ 3 lighter-weight folding resin tables + 1 kid's table in Fall 2022); 'Shelter' will be located so as not to interfere w/ access
 - SwimTesters Bacteria Testing Program (15-20 weeks TBD by ShoreRivers)
 - Storage Racks – More racks needed?; Stickers?; Lottery?; 2 spaces per household?
 - Community Sign – On hold until property sale determined
- Projects on-hold until decisions on Shorewood Estates Corporation and Hodge's property are complete
- Motion to approve 2023 Budget by Rich Cotton; Motion 2nd by Christyne Berzsényi; All present except 1 approved w/ show of hands; One NO vote by e-mail proxy

Shorewood Estates 2023 Membership and Slip Dues

- Board recommended retain Membership and Slip Dues at 2022 rates, then increase by 4% per year thereafter starting in 2024

- Motion to approve 2023 Dues by Andy Horsey; Motion 2nd by Jim Pileggi; All present approved w/ show of hands; No votes by e-mail proxy
- Suggestion presented to publish names of residents/property owners who pay Dues to thank those for supporting community and encourage more members; After discussion of pros, cons, and unintended consequences, suggestion was tabled at this time
- Suggestion presented to re-establish 'Welcome Committee' (Patti Cotton, RoseMarie Tate, Pat Oceanic volunteered) and to establish an outreach committee to better understand Membership participation (John Lytwynec, Fred Lint, Claire Hancock volunteered)

Community Maintenance and Enhancements

- Boat Dock area – Replace/repair gangway; Widen access road at top of road by moving bollard
- Launch area – Enhance for better launching; Lay ground cloth and stone for better traction
- Pond path – Need volunteers; Path is started along access road side of pond but needs to be cleared; 'Swampy area' near Doug Uhl's property
- Barley straw installed in pond in 2022 to help control new algae seemed to help; Repeat in 2023
- Beach area – Install gazebo-like structure or posts w/ sun-shade to offer some protection from weather, and protect new picnic tables (picnic tables replaced in 2022 w/ 3x8' Lifetime resin tables + 1 kid's table);
- Community sign – Replacement sign tabled from 2022; Ongoing discussion whether to replace sign
- Spring Clean-Up – Initially scheduled for Saturday, April 15; Details to follow
- Anchorage Lane – A private road along w/ 4 other private roads in Shorewood Estates (Shorewood Rd and Mallard Ln are county roads)
 - Residents and property owners on each of those roads are responsible for maintaining their road
 - Beach area is accessed via Anchorage Ln and as such handles more community traffic than other private roads; Road is in poor condition as it has not been addressed in several years although potholes have been filled as needed
 - SECA Board has offered for several years to pay a portion of in-kind road repair costs; There are 8 properties on Anchorage Ln and SECA would act as 9th property to contribute 1/9th of in-kind repairs up to \$1000
 - John Lytwynec is coordinating Anchorage Ln neighbors as various options are being explored

New Business

- Shorewood Estates Corporation, LLC Property (aka Common Area) and Hodge Property
 - Includes almost 4 acres at end of Anchorage Ln including Beach area and 48-acres including airstrip
 - Potentially \$500K sale; Roger leases hunting rights to property; Miller Family Farmers (4M) – Roger sub-leases property to 4M; Phil Parrish leases airstrip (\$2-3K); Cash flow ~\$6K per year; Roger interested in retaining current lease situation; ~10 acre crop ground and ~21 acres for hunting w/ 150yd border restriction
 - Properties could be put up for auction and could be sold together or separate
 - Access could remain as is via 'common areas'
 - Several neighbors interested in properties
 - Discussions will continue
 - Unaware of property owner's timeline for decision
- Debris area CLOSED indefinitely

Andy motioned to adjourn the Meeting; Tom 2nd motion; All present agreed by show of hands; Ed adjourned the Meeting at 11:30AM.

Slip Lottery Drawing

- There were 7 applications for 9 slips so all applicants were awarded a slip
- Balance of payment for Slip Dues **must be received by March 29, 2023 along w/ Proof of Liability Insurance and 2023 Membership Dues (\$150).**
- Lottery Results:

Slip #1 = Hall	Slip #2 = Decormis/Lloyd	Slip #3 = Buyse
Slip #4 = Reed	Slip #5 = Beachy/Berzensyi	Slip #6 = Oceanic
Slip #7 = VACANT	Slip #8 = Bowden	Slip #9 = Hancock
- Congratulations to all!

THANKS to Doug Uhl for securing the facility and providing tasty treats, and to Friedrich Schmidt for making coffee!

Respectfully submitted,
Linda Gaydos, SECA Secretary