

Shorewood Estates Civic Association (SECA)
Board of Directors Meeting
June 28, 2025 at Bryan Matthews' Home

Bryan called the Meeting to order at 10:00AM

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

Agenda Items:

- Treasurer Report
- Membership Report
- Community Maintenance and Improvement
- Hodge Common Area Property Update
- New Business / Other

Treasurer Report (John)

- Review current balances (as of 05/31/25)
 - Checking = \$1,088.68
 - Savings = \$56,067.52
 - Total = \$57,156.20
- John will send Q225 report to Board once June banking activity is reconciled

Membership Report (Linda)

- 2025 Membership Dues paid to-date by 52 of 85 residents/property owners = 61% (2024 = 75%, 2023 = 66%, 2022 = 68%, 2021 = 71%, 2020 = 77%); Several Members (23) generously donated an additional \$1,861 w/ their 2025 Dues

Community Maintenance and Improvement

- Boat Slips
 - Discussed whether number of slips should be expanded; Number of slips has not been an issue since 2020 (3 on WaitList for 9 slips); Slip usage 2020=8 of 9; 2021=7 of 9; 2022=8 of 9; 2023=7 of 9; 2024=6 of 9; 2025=9 of 9 (3 on WaitList – 2 don't have boats)
 - Several years ago, SECA hired a lawyer to help w/ expanding number of slips to accommodate '20 permanent' slip assignments but due to opposition by some neighbors, lawyer quit and nothing came of expansion
 - If more slips are added, some slips could be 'purchased' by residents and conveyed w/ their property when sold while others could be available for lottery
 - Discussed whether a floating dock or mooring balls should be added and where; Potentially add to existing dock or on southside (up-creek) of Anchorage Dock away from swim area; Use float markers to identify swim area
 - Need to research permit requirements, design, location, type of floating dock, etc.
- Boat Launch Area
 - Launch ramp needs re-design; Research options and permit requirements
- Boat Dock Access Road
 - Divets in road from stormwater runoff have gotten worse and is a safety issue; Will only continue to get worse if not repaired
 - Danielle received responses from 2 contractors in early spring; \$6K to repair-in-kind (Travis Biggs - new stone and replace timbers) and \$10K for asphalt topping; Does repair-in-kind (stone) require a permit? Discussed this is a reasonable expense for community safety already included in the approved budget
 - Consider moving bollard at top of access road to give more room at turn and prevent smaller vehicles from going around bollard (close to steep drop-off)
 - Consider locking access to Boat Dock Access Road and Anchorage Dock w/ entry known to residents and property owners only
- Linda will send e-mail to Members regarding Boat Dock Access Road in-kind repair, and will contact Bob Hodge to ensure he is aware of plans to improve road condition for safety, and remove dead tree on uphill side of access road

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- Danielle will follow-up w/ Travis Biggs for in-kind repair, and confirm permit requirements; Will also research need to remove dead tree along access road prior to repair (Scott Cullen)
- Fred motioned for Boat Dock Access Road repair-in-kind; Danielle 2nd motion; All present agreed w/ 'Yes'

Hodge Common Area Property Update

- Linda recently spoke w/ Bob Hodge; Decision about property is still on hold due to common area property still not appraised; Appraiser having difficulty finding comparable properties...
- Bryan and Linda will follow-up w/ appraiser and real estate broker (John Burke)
- Linda will continue to attempt follow-up w/ IRS regarding 501(c)(4) status for SECA

New Business / Other

• Vehicle Speed in Shorewood Estates

- General perception and consensus is vehicle speed along Shorewood Rd has improved and is slower; Speed Limit 20MPH signs help; No center or side lines on road also seem to help keep vehicle speed slower
- Recently, concrete trucks working on Mallard Ln were seen speeding; When someone talked w/ site manager, trucks slowed down
- Other vehicles also seen speeding - UPS, large silver SUV (resident), Golf carts/ATVs, School Buses, USPS van
 - Note date/time/location/driver of speeding vehicle and report to their employer
 - Call-out residents who are speeding and following them home if necessary
- Now that Shorewood Rd has a posted speed limit, speed limit can be enforced
 - Fred will follow-up w/ Sheriff to ask about cost and frequency of having a speed enforcer monitor speed in neighborhood
 - Fred will follow-up w/ County about a new speed study in Shorewood Estates
- Danielle tried to revise speed limit from 50 to 20MPH on Shorewood Rd in Google Maps but it hasn't been updated by Google as yet; Will also check Waze

• Storage Racks

- John and Sharon will check items stored on Anchorage Lane and Boat Dock area Storage Racks for last name and current 2025 SECA sticker (purple)
 - Report those not in compliance and take photo; Linda will send e-mail w/ photo to all asking whether item belongs to anyone; If no response w/in 7 days, will send another e-mail w/ another 7-day deadline
 - If not claimed after two e-mails (14 days), item will be considered abandoned; SECA will auction item and donate proceeds to SECA or GVFC; If item is considered unsafe, it may be destroyed
- Need another Board Member volunteer to check storage racks again at end of July

Bryan adjourned Meeting at 11:45AM

Respectfully submitted,
Linda Gaydos, SECA Secretary