

**Shorewood Estates Civic Association (SECA)  
Board of Directors Meeting  
January 11, 2025 at Fred Lint's Home**

Ed called the Meeting to order at 9:06AM

**Attendees:** Ed Oceanic, Linda Gaydos, Fred Lint, Tom Bowden, Danielle DeCormis, John Lytwynec, Jim Pileggi, Gary Sorrelle; Absent Rich Cotton

**Agenda Items:**

- Treasurer Report
- Membership Report
- 2025 Budget Recommendation
- 2025 Membership Dues Recommendation
- 2025 Slip Lottery and Dues Recommendation
- 2025 Board of Directors Slate
- Community Maintenance and Improvement
  - Boat Launch, Dock Ramp & Dock Area, Community Sign
- Hodge Properties Update
- Event Dates
- New Business / Other

**Treasurer Report**

- Review current balances (as of 12/31/24)
  - Checking = \$556.89
  - Savings = \$41,125.48
  - Total = \$41,682.37

**Membership Report (Linda)**

- 2024 Membership Dues paid by 60 of 80 residents/property owners = 75% (66.3% in 2023, 67.5% in 2022, 71.3% in 2021, 77.5% in 2020); Several Members (18) generously donated an additional \$1,312 w/ their Dues

**2025 Budget Recommendation**

- Ed suggested retaining 2024 Budget w/ small adjustments until Shorewood Estates Corporation, LLC property is settled
- Insurance - Fred asked for competitive bid for coverage but did not move forward until further review; Ask Jason Conner for a bid in 2025; Would 'ownership' of LLC property change coverage needs; Consider umbrella policy if doesn't exist already
- Speed Enforcement Measures - Fred will contact Kent County to confirm speed limit on county road in residential community (25mph?) and whether it can be changed w/in Shorewood Estates; New speed limit signs need to be install w/in neighborhood; Can we install some type of moveable speed bumps or rumble strips; Start w/ passive measures (speed sign, speed bump) then consider Sheriff speed trap and/or radar speed limit sign (\$3K - \$8K)
- Boat Dock Access Road - Professional repair needed; Larger stone needs to be spread then rolled for appropriate compaction then add smaller gravel top dress to 'lock' stones together (retain 4x4 timbers); Close access road and post appropriate signage while road is being repaired; Danielle will research stone replacement and repair
- Pond – Help slow/prevent algae growth by installing barley straw at pond 'head water'; John can provide bamboo stakes to hold 20 bales in place; Ed will check availability and price
- Fred motioned to adopt 2025 Budget Recommendation; Tom 2<sup>ND</sup> motion; All present agreed w/ 'Aye'

**2025 Membership Dues Recommendation**

- Retain 2023 Membership decision of 4% year-over-year increase;
  - 2024 Dues = \$156 + 2025 4% increase = \$162
- John motioned to retain 2023 Membership Dues decision; Jim 2<sup>ND</sup> motion; All present agreed w/ 'Aye'

**2025 Slip Lottery and Dues Recommendation**

- Retain 2023 Membership's decision of 4% year-over-year increase;

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- 2024 rates = \$7020 + 2025 4% increase = \$7,299 (1@\$703, 2@\$757, 2@\$811, 4@\$865)
- John motioned to retain 2023 Slip Dues decision; Jim 2<sup>ND</sup> motion; All present agreed w/ 'Aye'

**2025 Board of Directors Slate**

- Current Board Members offered to return for 2025
  - Secretary – Linda Gaydos (unless someone REALLY wants to take on Secretary role)
  - Treasurer – Fred Lint (stepping down from Treasurer to Member-at-Large; Fred will be removed, John will be added, and Linda will remain as signers for PeoplesBank accounts)
  - Members-at-Large (up to 6)
    - Tom Bowden, Danielle DeCormis, Jim Pileggi, Gary Sorrelle (Ed nominated for VP)
    - John Lytwynec (moving to Treasurer)
- New Board Members
  - President – Bryan Matthews
  - Member-at-Large (up to 6) - Sharon Lytwynec
- Current Board Members stepping down for 2025
  - President – Ed Oceanic; Member-at-Large – Rich Cotton
  - We THANK Ed for his 5 years of leadership and efforts that enhanced our community, and Rich for his volunteer service to the neighborhood
- Board Recommended Slate for 2025
  - Officers = Bryan Matthews (President), Gary Sorrelle (VP), Linda Gaydos (Secretary), John Lytwynec (Treasurer), Ed Oceanic (Past President)
  - Member-at-Large = Tom Bowden, Danielle DeCormis, Fred Lint, Sharon Lytwynec, Jim Pileggi, Carla Smith (?)
- Fred motioned to approve Board of Directors Slate; Jim 2<sup>ND</sup> motion; All present agreed w/ 'Aye'

**Community Maintenance and Improvement Plan, 2025**

- On hold until LLC property ownership is resolved

**Hodge Properties Update**

- Hodge Properties – 48 acre property + 5 lots on Shorewood Rd all sold
- Shorewood Estates Corporation, LLC ('Common Area') property – SECA trying to obtain tax exempt status as non-profit 501(c)(3); Submitted EZ form - IRS wanted more information; SECA was 501(c)(4) but revoked in May 2010 (not filing 3 consecutive years?) and refiling as 501(c)(4) potentially would incur penalties and interest; Since 2018 - file 1120-H (HOAs) annually tax exempt status; Will refile for 501(c)(3) status w/ IRS
- Is 501(c)(3) property exempt from MD Property Tax?; LLC property currently assessed at \$0; Does SECA have any exposure? Non-Profits are typically tax exempt

**Event Dates, 2025**

- Spring Clean-Up = Saturday 4/19 @ 8:30AM; Rain-date Saturday 4/26 @ 8:30AM
- Picnic = Saturday 9/20 @ 3:00PM-6:00PM; Rain-date 9/21
- TLT = Last Thursdays March thru September + October/November = Thursday before/after Halloween and Thanksgiving
- Danielle DeCormis volunteered to be Chairperson of Activities and Events (read Fun & Games) Committee
- St Dennis Church Cornhole League – SE Team for community involvement

**New Business / Other**

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Tom motioned to adjourn; Jim 2<sup>ND</sup> motion; All present agreed w/ 'Aye'  
Ed adjourned Meeting at 11:25AM

Respectfully submitted,  
Linda Gaydos, SECA Secretary