

**Shorewood Estates Civic Association (SECA)
Annual Meeting
February 7, 2026 at Galena Volunteer Fire Company**

Gary Sorrelle called the Meeting to order at 9:08AM

Attendees: Gary Sorrelle, Linda Gaydos, John Lytwynec, Tom Bowden, Danielle DeCormis & Mark Lloyd, Sharon Lytwynec, Jim Pileggi, Carla Smith, Bryan Matthews, Tony & Valerie Angelo, Darrell & Alyssa Bachmann, Jack & Beth Ann Bachmann, Phil Beachy & Christyne Berzsenyi, Hillel Brandes & Andrea Shalal, Lee Frankel, Cindy Hamilton, Claire & Pete Hancock, Myles Hillyer, Bill & Gerri Irish, Bill McAllister, Elisia Moxley, Stephanie Miller, Greg & Debbie Reed, Jeff & Gail Russell, Friedrich Schmidt, Harold & Candi Shoupe, Mary Sorrelle, Al & RoseMarie Tate, Barry Treftz, Seth & Lisa Tucker, Doug & Sue Uhl, Barbara Wolarik & Darren Foley

Agenda Items:

- Welcome and Introductions
- Treasurer Report
- Membership Report
- 2026 Board of Directors Nominations
- 2026 Membership & Slip Dues Recommendations
- 2026 Budget Recommendations
- Update on Shorewood Estates Corporation, LLC Property
- Community Maintenance and Enhancements
- Event Dates
- New Business / Other
- Slip Lottery Drawing

- **Welcome and Introductions – Gary**
 - THANKS to Doug Uhl for scheduling and securing the facility, to Jack Duhamell of GVFC for his help, to Friedrich for helping w/ coffee, to several who provided deliciously tasty treats, to those who attended, AND to everyone who helped set-up and put away tables and chairs!
 - SECA Board of Directors
 - Officers - Gary Sorrelle (President), John Lytwynec (Treasurer), Linda Gaydos (Secretary), Bryan Matthews (Past President)
 - Members-at-Large – Tom Bowden, Danielle DeCormis (Activities Chair), Fred Lint, Sharon Lytwynec, Jim Pileggi, Carla Smith
 - MANY THANKS to neighborhood volunteers who have contributed to our community over the past year
 - SECA Board Members
 - Participated in Spring Clean-up – Joan Skloot, Rose & Al Tate, John Lytwynec, Bryan Matthews, Bill McAllister, Elisia & Connor Moxley, Pat Oceanic, Debbie & Greg Reed, Friedrich Schmidt, Mark Smith, Jeff Hawver & Linda Gaydos
 - Maintained, deployed and decommissioned piling protectors and de-icer at Boat Dock and Anchorage Lane Dock in March and November – John Lytwynec, Jeff Russell, Greg Reed, Pete Hancock, Steve Redden & Stephanie Miller, Friedrich Schmidt, Mark Lloyd, Christyne Berzsenyi, Linda Gaydos
 - Replaced damaged Anchorage Lane Mailbox Rail – Bill Irish, John Lytwynec, Friedrich Schmidt, Mark Smith, Barry Treftz, Al Tate
 - Maintained Anchorage Lane Hedgerow – Lorraine & Jack Kennedy
 - Picked-up trash via golfcart ‘polo’ along Shorewood Rd & Wilson Point Rd – Jeff & Gail Russell
 - Posted ‘sandwich board’ sign for neighborhood events – Gary Sorrelle
 - Created and donated SECA ID Stickers for personal watercraft stored on racks – Al & RoseMarie Tate
 - Mowed along Wilson Point Rd throughout the season – Andy Horsey
 - Volunteered as SwimTesters Sample Collectors – Kathy Maisano, Jeff Russell, Linda Gaydos
 - AND to others who volunteer their time to make Shorewood Estates a great community to live in

- **Treasurer Report – John**
 - Account balances as of 12/31/2025 (\$47,407.45)
 - Checking = \$1,191.34
 - Savings = \$46,216.11
 - THANKS to Myles Hillyer for auditing 2025 SECA Financials

**Shorewood Estates Civic Association (SECA)
Annual Meeting
February 7, 2026 at Galena Volunteer Fire Company**

- 2025 Year-end total on-hand balance = \$47K; Overall budget Actual to Plan was up \$6K; Membership Dues was down \$1K; Slip Dues was even
- THANKYOU to 24 Member households who donated an additional \$2K beyond Dues
- Actual expenses less than budget (\$11.8K vs \$22.9K) = Office Supplies (includes \$250 donation to GVFC), Landscaping & Groundskeeping; Repair/Maintenance Docks, and Enhancements
- Boat Dock Access Road = Repair \$5K; Remove fallen tree and 2 dead trees \$2K (2026 budget)
- Overall Actual Net Income = \$5K vs -\$6K Budget
- Motion to accept Treasurer's Report by Jeff Russell; Motion 2nd by Jim Pileggi; All present approved w/ 'Aye'; No votes via e-mail

- **Membership Report – Linda**
 - 2025 Membership = 62.4% (53 of 85 properties)
 - Membership is voluntary and we hope the actions of some encourage others to join as we all benefit
 - Past 5-year trend = 2021 (70%), 2022 (67.5%), 2023 (66.3%), 2024 (75%), 2025 (62.4%)

- **2026 Board of Directors Nominations – Gary**
 - Board of Directors 2026 Slate
 - Gary Sorrelle – President
 - Tom Bowden – Vice President
 - Linda Gaydos – Secretary
 - John Lytwynce – Treasurer
 - Members-at-Large - Danielle DeCormis (Activities Chair), Fred Lint, Sharon Lytwynec, Jim Pileggi, Carla Smith, Pete Hancock
 - Board Meetings – Dates of the meetings and meeting minutes are published on our community website SHOREWOODSTATES.COM (Shorewood Estates)
 - Any nominations from floor or e-mails?
 - Pete Hancock, Member-at-Large via e-mail 02/03/26
 - No nominations from floor
 - Motion to approve Board of Directors slate as presented by Jeff Russell; Motion 2nd by Christyne Berzsenyi; All present approved w/ 'Aye'; No votes via e-mail
 - Meet quarterly on 2nd Wednesday from 6:30PM-8:00PM April 8, July 8, Oct 14, Jan 13 (locations TBD)

- **2026 Membership & Slip Dues Recommendation – Gary**
 - Board recommends a temporary 1-year moratorium for the 4% annual increase for Membership Dues and the \$20 increase for Slip Dues that were approved at our 2025 Annual Meeting, thus keeping Dues at 2025 rate (Membership = \$162, Slip = \$ Various)
 - Kayak storage rack fee in 2025 = \$25 for non-members; Should non-member fee continue = Yes; Also continue to require last-name & SECA sticker affixed on kayaks/canoes/paddleboards in case owner needs to be notified
 - Motion to accept Dues Recommendation as presented by Tom Bowden; Motion 2nd by Danielle DeCormis; All present except one approved w/ 'Aye' (1 No); No votes via e-mail

- **2026 Budget Recommendation – John**
 - Purpose of Dues is to cover costs of maintaining the present and future character and welfare of lands in Shorewood Estates specifically for its residents/property owners, not to create an income stream
 - Cash reserves are OK for an emergency but what about 3-5 years from now
 - 2026 Planned income = same as 2025 Actual: Expense – all same categories and rounded-up 2025 \$\$
 - John contacted Mark McCool (Northern Bay Boat Lifts) to look at condition of pilings on both docks; Wait for better weather and a low tide to determine what needs to be done, when, and at what cost
 - Consider asking Mark to look at all docks for those who are interested – individuals may get better pricing if work is needed when docks work is completed for more docks collectively instead of individually
 - Linda will let those w/ docks on Swantown Creek know when Mark is scheduled so all who may need dock work can participate
 - Any other items proposed – Enhancements expense category in budget is non-specific

**Shorewood Estates Civic Association (SECA)
Annual Meeting
February 7, 2026 at Galena Volunteer Fire Company**

- Other Expense – New line item for 2026 = \$6K (Speed Enforcement, GVFC Donation, Legal Fees)
- Motion to approve Budget Recommendation as proposed by Doug Uhl; Motion 2nd by Lee Frankel; All present approved w/ 'Aye'; No votes via e-mail

- **Update on Shorewood Estates Corporation, LLC Property – Gary w/ Linda**
 - Order for Declaratory Judgement in 1991 adjudged, ordered, declared as follows:
 - 'All of the lot owners in Shorewood Estates have the right to use all of the roads, right-of-way, and community areas shown on the plats of Shorewood Estates recorded among the Land Records of Kent County.' Circuit Court for Kent County, MD, Civil No.1363-E (SECA Plaintiffs vs August T. Bellanca, et al Defendants)
 - All residents and property owners have access to community areas but not ownership; SECA maintains community areas and carries liability insurance
 - Shorewood Estates Corporation, LLC (Robert Hodge, President) acquired ownership of community areas via quit claim deed in 1993 for no consideration (\$0); Agreed in principle to sell to SECA for \$10 plus all associated fees in 2024; Proposed donating community areas to charitable organization for tax benefit (SECA is incorporated as a non-stock corporation (non-profit entity) but is not a charitable organization)
 - SECA has explored IRS tax-exempt charitable organization status but is considered a homeowner or civic association and doesn't legitimately qualify
 - Exploring several options in tandem to accept the Hodge's generous donation via Mid-Shore Community Foundation or Eastern Shore Land Conservancy, and have had preliminary discussions about options w/ two law firms in Chestertown and Easton; Continuing dialogue w/ Robert Hodge
 - Should SECA retain Easton attorney to help understand options, and to represent SECA in any property transaction
 - Motion to retain law firm and table discussions until more information is available by Doug Uhl; Motion 2nd by Jeff Russell; All present except two approved w/ 'Aye' (2 No)

- **Welcome Committee – RoseMarie Tate**
 - Welcome new residents w/ a smile, a basket of treats, and neighborhood/local information
 - Debbie Reed and Andrea Shalal volunteered to help RoseMarie

- **Activities Committee – Danielle DeCormis**
 - 2025 activities included Fishing Tournament (9 kids, 8 adults) in May; Parade included 8 bedazzled golf carts in July – both events were very successful and fun was had by all
 - Bon fires are allowed (consider weather and Maryland DNR open fire restrictions during droughts)
 - Any ideas for activities? Contact Danielle

- **Special Thank You – Gary**
 - Patrick and Jennifer Downey for allowing neighbors to continue to walk on their airstrip
 - Stay on airstrip – avoid venturing into woods, through crops or around hangar
 - Clean-up after your dogs and be mindful of your surroundings
 - If airplane, farm equipment or other machinery is in use, consider the area closed
 - NO motor vehicles of any type allowed on property (except those w/ permission from Downeys)

- **Community Maintenance and Enhancements – Gary**
 - Board suggests exploring ideas for improvements to pond, Boat Launch area, Anchorage Picnic area
 - Pond – Clean-up area and possibly add a fountain for aeration and to create a beautiful destination without an adverse impact on environment and wildlife; Pete Hancock is chairing an exploratory committee to research fountain idea; Consider solar-power due to expense of installing power to area (last estimate 6 years ago = \$25K+); Ask pond neighbor Mr. Stevenson if we can pay him to tie into his power; Surface vegetation in pond is primarily Duckweed and Watermeal (not algae) – is there any benefit to using barley straw?; Adding oxygen to pond via fountain could be a problem?; Pete is seeking advice from biologist; What would clean-up look like – weed whack regularly to help control weeds and invasives growth?

**Shorewood Estates Civic Association (SECA)
Annual Meeting
February 7, 2026 at Galena Volunteer Fire Company**

- Boat Launch – Tom Bowden is chairing an exploratory committee to research feasibility of improving watercraft launch area near boat dock; Looking for evidence of pre-existing launch; 30-day vs 90-day permits depending on initial pre-1985 launch area condition – would an improvement be a repair or new install? Mark is helping Tom; Prefer to eliminate launching at Anchorage Dock/Picnic area; Allan Tucker may have historical information
- Anchorage Picnic Area – Designate area for picnic tables; Consider 'temporary' or seasonal sail cloth for shade w/ removable metal posts; Needs landscaping and weeds/invasives control
- Anchorage Dock – Need new pilings? Now or w/in next 2-3 yrs? John will contact Mark McCool; Consider new benches for docks
- Dock Lights – Board member suggested adding solar-powered lights on docks to improve nighttime safety; Prefer downward lights onto deck rather than up lights that add to light pollution
- Slips for jet skis – Consider floating jet ski dock; Investigate permitting requirements, cost, and location
- Speeding in Shorewood Estates
 - County installed enforceable 20MPH Speed Limit signs at Board's request in 2025
 - July traffic report – 55% of vehicles follow limit, 45% speed; 15% above 30MPH (35 cars/day)
 - Gary recently asked Kent County Sheriff for patrols in Shorewood Estates; Call Sheriff **410-778-2279** to ask for patrol as their time permits; Could request off-duty (secondary duty) Sheriff patrol (estimate cost = \$45-\$50/hr)
 - Observers say most speeders seem to be residents and their visitors
 - Radar signs that flash vehicle speed = \$3K-\$8K
 - Golf carts and motor bikes are not street-legal vehicles on county roads
 - County does not allow speed bumps to be installed on county roads as they do not adhere to tar-and-chip road surface and are damaged by snowplows
 - If you see a speeding offense from contractors or UPS, FedEx, USPS or school bus drivers, contact their local office to report issue; Contact resident offenders (see-something-say-something)
- **Event Dates – ALL are Welcome! - Gary**
 - Dates and information are posted on EVENTS tab on website tab ([Events](#))
 - Spring Clean-up = Saturday, April 18 (3rd Sat)
 - Annual Picnic = Saturday, September 19 (3rd Sat)
 - TLT (Thirsty Last Thursday) = Last Thursday March thru October and November 19
 - Fishing Derby? 4th of July Parade? Other? Danielle = Activities Chair
- **New Business / Other – Gary, All**
 - Recommendations for pick-up Recycling Service? Christyne has a guy and will provide information
 - Any service or contractor recommendations – contact linda to include on website tab ([Need Help?](#))

Motion to adjourn Meeting by Gerri Irish; Motion 2nd by Seth Tucker; All present approved w/ 'Aye'
Gary adjourned Meeting at 11:27AM

Slip Lottery Drawing – Linda

- 8 applicants for 9 Slips
- Balance of payment for Slip Dues must be received by March 30, 2026 along w/ Proof of Liability Insurance and 2026 Membership Dues (\$162)
- Lottery Results:

Slip #1 = VACANT	Slip #2 = Downey	Slip #3 = Lloyd/DeCormis
Slip #4 = Reed	Slip #5 = Beachy/Berzsenyi	Slip #6 = Redden/Miller
Slip #7 = Hillyer	Slip #8 = Snyder	Slip #9 = Hancock
- Congratulations to ALL! ENJOY a fun and safe boating season!

Respectfully submitted,
Linda Gaydos, SECA Secretary