

**Shorewood Estates Civic Association (SECA)  
Board of Directors Meeting  
April 8, 2026 at Linda Gaydos' Home**

Gary called the Meeting to order at 6:31PM

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

**Agenda Items:**

- Treasurer Report
- Membership Report
- Update on Shorewood Estates Corporation, LLC Property
- Community Maintenance and Improvement
  - Boat Dock Piling Repairs
  - Landscaping Clean-Up
  - Boat Docks / Boat Launch Area / Pond
  - Anchorage Lane Waterfront Area
  - Anchorage Lane Mailboxes
  - Vehicle Speed
  - Storage Rack Lottery
  - Plan work by Muddy Creek Lawn Care at Anchorage Dock area
- New Items / Other

**Treasurer Report (John)**

- Review current balances (as of 03/31/26)
  - Checking = \$1,892.34
  - Savings = \$55,853.88
  - Total = \$57,746.22
- Received additional 6 checks since 03/31 (~\$1K); Donations ~\$1K
- Projected Member Dues \$6K (70%); Slip Dues \$6K (80%)
- Expense – Clearing fallen trees from Boat Dock access road
- Not included = Biggs Growing Solutions Clean-Up = \$900; Crew did a nice job
- Piling work = \$2400 (6 pilings @ \$400 each)

**Membership Report (Linda)**

- 2026 Membership Dues paid to-date by 42 of 85 residents/property owners = 49% (2025 = 62%, 2024 = 75%, 2023 = 66%, 2022 = 68%, 2021 = 71%; Average 2021-2025 = 68%); Several Members (18) generously donated additional \$1,339 with their Dues to-date

**Update on Shorewood Estates Corporation, LLC Property**

- After discussions w/ Eastern Shore Land Conservancy and Mid-Shore Community Foundation didn't pan out, Gary and Linda met w/ Kathleen Hurd of Rasin, Wootton & Hurd on Feb 26 to discuss options
  - Kathleen developed Contract of Sale proposal for no consideration (\$0) and included SECA will reimburse Hodges \$1500 for appraisal and pay all property transaction costs (approx. \$1300)
  - Sent proposal to Bob and Elizabeth Hodge for review
  - Notify Community of property acquisition when 'ink is dried'
  - All present Board Members approved accepting contract proposal and reimbursement strategy
- Bob and Elizabeth returned signed Contract of Sale on April 3; Waiting for next steps from Kathleen
- Legal fees = \$1225 + other documentation, title, etc.; Survey not required; Reach-out to Mark Lloyd if survey is needed
- Insurance – Starkey will check whether acquisition of LLC property changes coverage
  - Current Coverage = \$1M liability per incident for claims against SECA; \$1M for Directors and Officers in civil suit; 5 yrs ago CindyH and SueannH asked insurance agent Hank Starkey what cost would be to increase coverage amount from \$1M to \$2M (= \$200/yr) and from \$2M to \$3M (= \$300/yr) to cover SECA and Board; Shed – not included in policy at \$2500 deductible (shed cost = ~\$2500)
- Next Steps – John will contact Hank Starkey to discuss options

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**Community Maintenance and Improvement**

- Boat Docks / Boat Launch Area / Pond
  - Pilings repair cost = \$2400
  - Clean-up by Biggs Growing Solutions = \$900; Nice job
  - Meeting w/ Biologist and pond fountain proposal
    - Fountain – Improve water quality?; Solar power = \$10K-\$15K w/ large panels; Electric fountain = \$8700 for pump + \$ for power + installing power
    - Wilson Point Estates – 14 properties at end of Wilson Pt Rd; Concierge Builders manage property; Potential interest in access to pond/other water access; No response from representative John Coverdale
    - Biologist proposal (Lake Source, LLC) to manage pond; Improve water quality; No concern about treated water flowing into Sassafra River
      - 12-month management program = \$4800/yr
      - 3-month herbicide treatments (1/month) to eliminate duckweed/watermeal = \$2400
      - Kasco display aerator 2HP = \$8700 (requires electricity)
      - Submerged pond aeration = \$9970 (requires electricity)
  - Electricity proposal for pond and Boat Dock – Bids to install power
    - Lywood Electric = \$19,170 includes \$5,000 for Choptank; Additional costs for permits and trench digging by Shorewood Estates from Choptank transmitter to boat dock ramp
    - Three Rivers Electric = \$10,706 plus \$5,000 for Choptank; Additional costs for permits and trench digging by Shorewood Estates from Choptank transmitter to boat dock ramp
    - Power for boats is of minimal value as only 4 slips can accommodate boats of size that could use plug-in power at dock; Meters would need to be installed at each slip
    - Is it worth \$15-\$20K+ to install power for pond fountain and boat dock de-icers?
    - Pursue providing electricity to boat dock? All opposed
    - Pursue annual pond management, power and fountain? All agreed to table discussion and re-visit
  - Walking trail around pond – Clear existing path back to Uhl's or Yedinak's property?
  - Boat Launch Area – Tom has been researching; County permit to improve is fairly minor + DNR and Army Corps of Engineer; On hold until property ownership resolved
  - Dock lights – Install solar lights on both docks to spill light onto deck for walking safety; Carla will research
  - Swim ladder – Danielle
  - Fallen tree in pond – County enforcement officer gave OK to remove sooner than later, otherwise may become part of habitat; Eyesore – obtain quote to remove (Gary); Large tree in water adjacent to boat dock tied-off near dam – obtain quote to remove (Gary)
  - JetSki Dock interest – can it be attached to a fixed dock
  - Floating Swim Platform interest – Millars approached Gary; Gary to ask if they will donate; 20'x10'; Possible site off Anchorage Ln swim area; What permits if any are needed – county and/or state?
  - Indemnification – include w/ notice of LLC property acquisition and in Bylaws(?)
- Anchorage Lane Waterfront Area
  - Pilings replacement needed? Need assessment by Mark McCool
  - Dock lights – Install solar light to spill light onto deck for safety
  - Picnic table designated area – Pursue something more developed; John will take lead
  - Shade for picnic area – Temporary/Seasonal
  - Clean-up by Biggs Growing Solutions
- Vehicle Speed
  - Electronic speed sign – Donated by Bill McAllister (paid \$462, now \$492; No memory card w/ this unit but available on more expensive models; Bill bought dummy CCTV camera)
    - Via e-mail, Tom and Bill McAllister believe curve on Shorewood Rd in front of Tom's house is probably among most dangerous in our community and should be given priority in e-sign placement decision; Sign should be mounted to warn drivers as they approach curve (current test location at Cindy Hamilton's house) or on other side as vehicles enter community, e.g., in front of Tate's house; What does research indicate for signage and slowing speed
    - 2 issues – Flashing sign? Speed bumps?

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- Install coming into SE – on curve or at Tates; Need more information on placement; Interest in sign?
- Speed bumps – Bill McAllister research ([Plastic Speed Bumps | Traffic Safety Store](#))
  - Recycled plastic, durable, removeable; 10'x10"x2" = \$210-\$216 depending on spikes
  - Gary = Speed Humps (2" high – designed to slow traffic to 20MPH
    - To-date County needs request submitted by SECA to install and must be removed for winter
    - Humps vs bumps – can humps remain year-round? Gary asked County; Install bumps - County must install warning sign
    - Identify Speed Limit offenders and have conversation &/or send e-mail; Report them to Sheriff? Public safety issue
    - Consider planters at side of road to 'close-in' road to slow traffic
    - ADDRESS SPEEDERS that have been identified first, then reach out to Sheriff
    - Excessive speeder; Who – from a concerned resident; See-something-say-something
    - Summer safety memo – speed, bike helmets, sun screen
    - Identify commercial speeders – Jim, Tom, Bill
- Storage Rack Lottery – All agreed to continue program; Continue \$25/item to store for non-Members
- Anchorage Lane Mailboxes – Damaged but fixed to satisfaction; Replace all due to vandalism? Table for now
- Plan seasonal landscape/clean-up work by Muddy Creek Lawn Care and/or Backwoods Outdoor Services at Anchorage Dock area

Gary adjourned Meeting at 8:15PM

Respectfully submitted,  
Linda Gaydos, SECA Secretary