

**Shorewood Estates Civic Association (SECA)
Board of Directors Meeting
July 8, 2026 at Danielle DeCormis' Home**

Gary called the Meeting to order at 6:32PM

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

Agenda Items:

- Treasurer Report
- Membership Report
- Shorewood Estates Corporation, LLC Property Acquisition
- SECA Insurance
- Community Maintenance and Improvement
 - Boat Dock and Anchorage Dock Piling Repairs
 - Landscaping/Clean-Up
 - Pond Tree Removal, Pond/Dam Area
 - Manage Invasives and Trim – Biggs Growing Solutions
 - Anchorage Picnic Area
 - Boat Launch Area
 - Dock Lights
- Storage Rack Lottery and Monitoring
- New Items / Other
 - Survey Community Areas
 - Manage Picnic Tables
 - Walking Path Around Pond
 - Planting Along Boat Dock Access Road and Hillside
 - Revetment at Boat Launch Area (next to Dragone's property)

Treasurer Report (John)

- Review current balances (as of 06/31/26)
 - Checking = \$2,157.34
 - Savings = \$46,036.29
 - Total = \$48,193.63 (~\$1K more than January balance)
- Current Income = 90% of projection + ~\$1500 donations; Projection ~ actuals (52% of expenses - Landscaping spot on; Regular Maintenance-Normal = way over due to tree work (access road and pond); Regular Maintenance-Dock = spot on due to heaved pilings & still waiting for Mark McCool to inspect Anchorage Dock pilings – John still reaching-out; Enhancements = \$0 so far; 50% spent for Other – acquiring Shorewood Estates Corporation, LLC property

Membership Report (Linda)

- 2026 Membership Dues paid to-date by 49 of 85 residents/property owners = 57.6% (Includes 2 Shorewood Rd lot owners plus 2 new property owners)
- Several Members (20) generously donated additional \$1,489 with their Dues to-date
- Is there a way to entice former Members to re-join SECA? Reach-out to former Members to let them know what's been done and upcoming plans; Are folks asking about what's going on – newsletter? Danielle volunteered to draft letter to send to those who haven't joined in 2026; Try another survey?

Shorewood Estates Corporation, LLC Property Acquisition

- Linda (as a SECA Board Officer) represented SECA at Settlement w/ Bob and Elizabeth Hodge on May 19 at the office of Rasin,Wootton&Hurd in Chestertown; No outstanding issues or unanticipated expenses; Acquired property at 'no consideration' (\$0), reimbursed the Hodge's for appraisal (\$1500), typical Settlement costs (\$1545.75) plus wire transfer fee (\$20) for total = \$3065.75; Deed received May 26

SECA Insurance

- John talked w/ agent Hank Starkey; Discussed interest in potentially increasing coverage amounts for SECA Board Members and whether acquiring property has any impact to coverage;

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- Indemnification – John will ask Hank; What safety equipment is required for docks, swim platform, fishing pier
- Acquired Property Acreage = 3.77; # of properties in Shorewood Estates = 90; Effective Date of new coverage = now; Coverage now = \$1M general liability plus \$1M for Board Members; Increase to \$2M=+\$200/yr or \$3M=+\$300/yr; May re-bid policy later

Community Maintenance and Improvement

- Boat Dock and Anchorage Dock Piling Repairs
 - Fixed pilings at Boat Dock; Pending replacement/repair at Anchorage
- Landscaping/Clean-Up
 - Trees Removed – Recently fallen in pond and area parallel to dam = Complete
 - Manage Invasives and Trim (Biggs Growing Solutions) – Major clean-up completed in March; Quotes from BGS and Cristian; Travis proposed herbicide treatment on invasives – accepted plan for treatments from road to boat dock, shoreline invasives, Anchorage hill weeds/invasives; Ongoing treatments and frequency = often enough so that things don't grow out of control
- Anchorage Picnic Area (.99 acres) (John)
 - Kent County Director/Planning, Housing (Carla Gerber) – Schedule site visit to determine if a permit is required for designated picnic area located within critical access area and 100' Buffer
 - Designated Picnic Area (DPA) – Lay rectangular frame in grassy area w/ railroad ties, e.g. 16'x9', and infill w/ gravel; Does defining DPA 'Seasonal' vs 'Permanent' make a difference for potentially required permit; Sun-shade would also be seasonal; Danielle suggested using matting instead of gravel or mulch (both may wash-away in high tide) – it's pervious, removable, and environmentally safe; John will review w/ Danielle
- Boat Launch Area (Tom)
 - Obtained proposals from 2 contractors - Kingfisher (\$59,850) and Unity Landscaping (\$41,750); Similar quotes included permitting, softening slope, rip-rap around point next to ramp (30'-35'); Fill space between concrete slabs w/ gravel; Area needs to be structurally stabilized and trees need to be trim to alleviate some weight; Is there an alternative approach to regrade ramp area for less cost? Linda will contact Clem Herbst (has equipment that could be used)
- Floating Swim Platform (Gary)
 - Sent drawings and location coordinates to Bronwyn Bare (MDE Tidal Reviewer); Google Earth approximated size of picnic area adjacent to platform location in waterway at .99 acre; Submit \$392 application fee for MDE permit; Secure floating platform (10'x20') w/ pilings and 'D' rings (mushroom anchors could cause injury); Consider what safety equipment and signage to install on platform and Anchorage swim area
- Dock Lights
 - Carla and Mark Smith purchased and installed LED solar lights on dock pilings (THANKYOU); Anchorage Dock is complete while Boat Dock has a few more to install; Lights need some adjustments especially at base of gangway

Storage Rack Lottery and Monitoring

- Linda sent community an e-mail on June 22 w/ list of available Storage Rack spaces w/ a June 30 deadline to request space and 2026 SECA sticker; Only 1 response from Lottery participant wanting to change spaces; Linda - Contact Friedrich about Curtiss' family using picnic area and storage racks
- Lottery and stickers seemed to be more necessary when more personal watercraft was stored on racks; Seems to be plenty of spaces available

New Items / Other

- Survey Community Areas
 - Gary thinks survey should be done; What is the cost? Use closing documents as starting point and estimate for survey; Should know where property lines of 'common areas' area; Obtain cost estimate for survey work from Mark Lloyd
- Manage Picnic Tables
 - Put piling protectors behind shed instead of in shed; Fred offered to dispose of unclaimed items behind shed; All benches on the docks and at pond are in bad shape; Bill Irish is re-building double-seater bench

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that was at the end of Anchorage Dock; Look for composite benches that do not absorb heat to replace all benches; Preserve bench slat w/ acknowledgement (check w/ Elisia Moxley)

- Walking Path Around Pond
 - Path closer to Yedinak's property gets steep and slippery
 - Install floating fishing pier in pond near dam? Permit required?
- Planting Along Boat Dock Access Road and Hillside
 - Travis – Help prevent erosion by planting liriope on slopes; Will provide quote for prep and planting
- Revetment at Boat Launch Area (next to Dragone's property)
 - Launch area improvement proposals included revetment from launch area toward Dragone's property about 30'-35' (\$12K-\$16K); Needs structural support – living shoreline will not work; Trees need trimming
- Fred – Utility poles in neighborhood carry no power/electric service (it was buried) only communications (cable, etc.); It's up to communications services to remove utility poles (Joint Utility Commission responsibility); Private roads improvement – something to think about

Gary adjourned Meeting at 8:43PM

Respectfully submitted,
Linda Gaydos, SECA Secretary