

**Elizabeth's Landing
Annual Meeting Minutes
Monday, May 20, 2024**

Present: John Leopold, President
Timothy Kelly, Vice President
Brian Halusky, Treasurer
Lisa Phipps, Secretary
Cliff Fagg, Director
Diane Gresham, Association Manager

CALL TO ORDER-JL

The meeting was called to order at 7:03 pm. This is an open meeting by the Board of Directors with the community members of Elizabeth's Landing as allowed by MD General Assembly HB 388.

OPENING REMARKS/INTRODUCTIONS-JL

JL welcomed the homeowners and introduced the current Board.

NOMINATIONS/FINAL CALL FOR BALLOTS-JL

JL stated that Cliff Fagg and Kati Pope were the nominations for two vacancies on the Board this year and he made a final call for ballots. JL also stated that nominations were made by April 8, 2024 and representation of 25% of the community was needed to make a quorum and that was not present tonight. Therefore, official balloting would take place at the second annual meeting on June 17, 2024.

MICHAEL NEALL, ATTORNEY FOR ELCA-JL

Mr. Neall was not present but wanted to share that in the last 20 years that he has been working with ELCA, his firm has recovered \$770,000.

COMMUNITY OVERVIEW AND HIGHLIGHTS-JL

- We have designed and will soon be constructing a living shoreline to mitigate erosion along the waterfront. A homeowner expressed her disagreement with the location of the project. Unfortunately for this resident, the Waterfront Committee was formed over 4 years ago and after countless hours of work, the living shoreline project has been fully designed to occur in the fixed pier area and will be constructed this fall.
- We have 37 harbours in EL. We have repaved ½ of them. The cost is \$25,000-\$30,000 per harbour. The Board prioritizes which harbours will be repaved due to condition and size. Two or three are usually repaved each year.
- We had an increase in HOA fees this year due to implementation of a state mandated reserve fund. We have had some waterline repairs that were done this year at a cost of \$20,000-\$25,000 per pipe repair. Our fees include water and sewer fees as well and is one of the lowest in the area. A homeowner had a request about whether there is an independent audit done every year. There is and it occurs every January at a cost of \$5000.
- The new sidewalk project (which began 7 years ago) is moving along. This sidewalk will run from Kenton to the new library. Construction is expected in 2025.

MINUTES-JL

The minutes of the previous meeting held April 2024 were unanimously approved by motion TK, seconded LP.

FINANCIAL REPORT-INITIAL 2025 ELCA BUDGET-BH

BH presented the report and also the initial budget for 2025. It is expected that HOA dues will increase to \$135 month in January 2025. A homeowner asked about residents who neglect to pay their bills for more than 4 months. There are several accounts that amount to almost \$92,000 that have been in arrears for over 4 months. These homeowner accounts have been turned over to the attorney.

COMMUNITY DISCUSSION TOPICS

- A homeowner inquired about placing a dog park in EL. The topic has come up before but costs about \$70,000 and no one wants the dog park in their backyard so it has been tabled.
- A homeowner inquired about apparent drug deals from cars at the Brady Recreation Area. Another complained about children getting beat up by other children from outside the area. She asked whether there were patrols in the neighborhood. There are not. These homeowners were encouraged to call the police when this occurs.

ANNOUNCE FINAL ELECTION RESULTS/ADJOURN MEETING

As stated previously, a quorum of residents was not present. Therefore, the next meeting will be the Annual Meeting (2) on June 17, 2024 where official balloting will take place. This meeting was adjourned at 7:45 pm.