

BETHANY PROPER TOWNHOMES OWNERS ASSOCIATION
BOARD MEETING
Wednesday, May 27, 2026

The BPTHOA Board meeting was called to order at 7:01 P.M. by Board President Bill Lindlaw. The meeting was held on Zoom.

PRESENT: Bill Lindlaw, Marc Boyle, Dana Fowler, Tom Gargiulo, Martin Healy, Glenn Nilsen, Barbara Greenberg, Terry Kokolis, Coleman Hooper, Jodi Thompson, Susan Weber.

Approval of the Minutes for Annual Meeting held on December 17, 2025: Tom made a motion to approve the minutes and Barbara seconded. Motion was approved.

President's Remarks:

- There has been no need for a Board meeting recently. Quiet winter in the community.
- Although the major repairs have been completed at the pool, there may be continuing problems. The pool is forty years old and may be experiencing some settling issues that are consistent with a pool of this age. We have had little maintenance concerns with the pool in the past, but we can expect some maintenance issues due to the pool's age.

Management Company Report: Jodi Thompson

- Jodi reported that the pool repairs were completed on schedule. The pool has new return lines, skimmer lines, skimmers and most of the coping is new. The pool has also been replastered. The motor bearings need replacing on the motor and that repair will be completed to open the pool on Saturday, May 23.
- The structure of the pool and the pool shell are in good condition
- Some concrete pads were replaced during the recent repair. Other concrete pads have dropped. This is not uncommon with a pool this age. Overtime water seeps through the joints and erodes the foundation. Barbara asked if the pad problem was accelerated by the repairs. Jodi said that was a possibility, however, a pool this age would require this maintenance. Dana referenced the Reserve Study that suggested replacement of the pool pads in 2029, so that is due.
- The spring crawl space inspection has been completed. Most of the repairs have been made. Most issues are with non functioning sup pumps and humidifiers. Copies of the March report were sent to board members to distribute to their courts. Wilgus completed some of the work for those units that needed immediate attention. The other repairs were completed by the inspection company. Tom inquired about a specific problem with a unit on Cedar Court.

- The maintenance on the Bayberry Court decks has been completed. Wilgus is also replacing some boards on other community decks that need maintenance. Owners should contact Jodie directly for deck repairs.
- Jodi is in the process of collecting estimates for roof repairs. The Reserve Study projected replacement in 2032 but some units may need new roofs before that date. She will also investigate the financial advantages of staggering replacement versus replacing all community roofs at one time.
- Coleman requested that Jodi not schedule the mosquito spray with Brasures on Wednesdays when Sullivans mows. Coleman also reminded Jodi that owners should be contacted before each application.
- Bill asked about the carpenter bees. That problem seems to have been solved by the traps.
- Jodi said that Sullivan's has added a fuel surcharge to the bill.

Finances: Dana Fowler

- The reserve fund is up 6-7% this year. Monies are invested 50/50 equities to bonds with Schwab.
- There is some concern that we are ahead of budget for some items. However there are funds we can move from the Reserve fund. The tree budget has been spent, the pool budget line item omitted funds for taxes, and we were over on the snow removal line item. We also received unplanned fuel surcharges.
- Dana expressed concern that several residents are overdue for their quarterly payment. Second notices have been sent.
- Last year (2025) was a good year financially. This one may be more difficult.

Landscape: Coleman Hooper

- A new bed and plants will be placed on the east side of the tennis courts. Some repair is required on the fence before plantings should be done. Coleman will coordinate this work with Jodi.
- Coleman plans to walk through the community with Sullivans on Friday, May 29 to determine where replacement plants are needed. Coleman will also check trees as requested by several owners.
- Coleman asked if Wilgus could repair the water fountain by the tennis courts.
- The street signs for each court are made of wood and are rotting. They need to be replaced. Martin suggested not using wood in the future. Bill suggested having regular street signs and would inquire with the town to see if that is possible.
- The pruning has been delayed due to the weather. Board members suggested that the hedge by the pool fence also be pruned on the pool side.

ARC: Bill Lindlaw for Peter Dudley

- We received one application for a propane tank. All propane tanks must be buried underground.
- There are two requests for deck extensions.

Pool and Tennis: Bill Lindlaw for Bruce Young

- Jodi reported that the pool is staffed for the season. Those attendants who are not life guard trained will receive First Aid and CPR training. They are younger employees.
- The reservation system for the tennis court is working.
- Marc asked about a substantial crack on the first court. This is a very recent development. Martin suggested that the Board not sign the release on the repairs to the pool until it is determined whether the crack is related to the pool repairs.

Website: Bill Lindlaw

- The website is now on GoDaddy. Bill experienced problems posting on the service so he purchased their consulting service for \$1000 annually.
- Coleman reported that some property managers maintain the websites and inquired if Wilgus provides that service. Jodi responded that Wilgus does use HOA Express for some of their communities, This would be an additional fee. Martin asked if Jodi could give us a quote for this service and also to check on HOA Express's security for technical data and making payments. Board will consider making changes at the end of the current service contract with GoDaddy.

Property Sales: The property on Forsythia did not sell. Another small unit sold immediately close to \$870,000.

New Business: Bill Lindlaw

- The following Board members have completed their terms:
 - Bill Lindlaw
 - Bruce Young
 - Barbara Greenberg
- Bruce has identified another candidate for his position. Barbara will seek a replacement. Bill would like to remain on the board to transition a new president.
- Martin suggested that we also fill the position of vice-president. Carroll Dreyer was vice-president until she her term ended last year.

- Every court needs a representative from that court. The bylaws also allow for an ad hoc member. Martin suggested that Bill find a replacement from his court and then join the board as the ad hoc member to transition a new president.
- The Annual meeting is scheduled for Saturday, June 27 at 9 am at the Hotel Bethany Beach. Jodi Thompson is only available from 9-9:30. An election will be held for the three new board members, for Bill to serve as an Ad Hoc member and to elect a new vice-president. The bylaws allow for the treasurer and secretary to be non-members of the board.
- A community social will also be scheduled for Saturday, June 27 in the evening. The association will provide beverages and owners are asked to bring finger foods.
- Jodi will investigate the cost for new signage in the community. Any board members who would like to serve on a signing committee should contact Bill. Several owners have requested new signing and may also be interested in that committee. Martin suggested that we might coordinate the court signs with the new signage to keep a private look to the community.
- The Board is concerned on the impact of the new community on Kent to the adjacent homes on Evergreen and Forsythia. There is a problem as the decks on Evergreen are on, over, or just short of the property line. Bill will schedule a meeting to meet with the developer and Wilgus to reach a mutual agreement on a barrier between the two properties. Hedging and a fence were discussed as possible options.

Meeting concluded at 8:52 pm.

Respectfully Submitted,

Susan Weber
BPTHOA Secretary

