

BETHANY PROPER TOWNHOMES OWNERS ASSOCIATION
BOARD MEETING
Wednesday, December 11, 2024

The BPTHOA Board meeting was called to order at 7:06 P.M. by Board President Bill Lindlaw. The meeting was held on Zoom.

PRESENT: Bill Lindlaw, Dana Fowler, Bruce Young, Thomas Gargiulo, Coleman Hooper, Martin Healy, Marc Boyle, Charles Marginot, Carroll Drewyer, Lauren Griffith, Susan Weber.

HOMEOWNERS PRESENT: Rebecca Brewer, Mark Gordon, Neill Mitchell, Bob Nichols, Leonard and Evelyn Rawicz, Jordan Weinberg

Approval of the Minutes for Board Meeting held on September 4, 2024: Bruce moved to approve and Martin seconded. Motion was approved.

2025 BUDGET DISCUSSION

Treasurer, Dana Fowler and President, Bill Lindlaw presented the Proposed Budget for 2025.

OPERATING BUDGET: Dana reminded the Board that the maintenance line item this year will include the painting of some buildings. Recently we replaced the painting of units and decks from a four year cycle to a three year cycle for decks and six years for painting. This is the first year we are resuming painting, however, it will be done as needed.

Dana also addressed some of the unforeseen expenses in the 2024 budget. They included: extensive swale work, pool work, and landscaping.

There was a question on the discrepancy in the Pool Management Contract line item. Last year the payroll was removed from this line and a new line item Pool Guard/ Attendant Payroll was added. Wilgus was overpaid in the management contract and that money will be refunded.

Coleman questioned the Pest Control line item. She asked if carpenter bee traps as installed on Daylily and at the pool could be installed throughout the community and replace spraying for these pests and that expense. Actually all areas including those with traps are sprayed.

Chuck asked about the increase of \$21,000 in insurance. We have not received the actual new cost, therefore, the committee added a 10% increase assuming the cost will rise. The budget can be modified when we receive that price.

Martin suggested we review the insurance contract to be sure there is no change in coverage when we receive the invoice. The insurance policy has been reviewed recently by a homeowner in that business.

The Operating Budget includes an increase of \$356.00 per unit, which is \$1389 per quarter.

RESERVE BUDGET: There is no increase for the Reserved Budget. The budget reflects \$40,376 for replastering the pool. This expense was projected by the Reserve Survey. Blisters in the paint commonly appear in pools every 18-20 years.

Bob asked if a synopsis of the Reserve Survey could be available to owners. This study is used to project future expenses and to develop the budget.

A vote was taken to Tentatively Approve the Budget (until insurance costs are confirmed). The budget was approved unanimously.

TAX REASSESSMENT

Bill Lindlaw has contacted Tyler Technologies, the firm preparing the reassessment for Sussex County. There is a great discrepancy in the assessments received in the community despite the fact there is little difference in the size of the units.

Bill was able to speak with a supervisor, Ryan Zuck. Bill explained that there are only two sizes of units and can be an interior or end placement. The difference in size of units is small. The assessments are based on current market prices. The most recent sale was of a larger unit for \$825,000; however, this was after the window for appraisal (1/1/22-6/30/23). The highest price within that window was \$780,000. Therefore, assessments of Bethany Proper Homes over \$900,000 seems unreasonable. Bill also questioned assessing neighboring homes and same size units on the same courts at differences of over \$200,000.

In order to facilitate the talks with Tyler Technologies, Bill asked Lauren for the individual unit design plans to share with them. The square footage of all units is needed. Bill will continue to work with Mr. Zuck on the reassessment discrepancies. Homeowners have until December 13 to schedule their own informal review with the company. A formal application for appeal can be filed with Sussex County.

TRAFFIC LIGHT

Tom thanked Bill for his work to establish a crossing light at Ashwood and the Coastal Highway. He questioned the change of the walkway from the south side to the north side of the intersection. The change was made to lessen the danger from U-turns.

With no further questions or business, the meeting adjourned at 8:30 P.M.

Respectfully Submitted,

Susan Weber
BPTHOA Secretary