

**BETHANY PROPER TOWNHOMES ANNUAL OWNERS' MEETING**  
**SATURDAY, JUNE 28, 2025**

The Annual Meeting of the Bethany Proper Townhomes Owners' Association was called to order at 10:00 AM by Board President Bill Lindlaw. The meeting was held at Hotel Bethany Beach on Jefferson Bridge Rd.

**PRESENT: Board Members:** Bill Lindlaw, Dana Fowler, Bruce Young, Thomas Gargiulo, Martin Healy, Peter Dudley, Coleman Hooper, Barbara Greenberg, Carroll Dreyer, Jodie Thompson and Susan Weber

**ROLL CALL:** Wilgus Representative, Jodie Thompson confirmed that there was a quorum at this meeting either in person or by proxy. The Annual Meeting notice had been distributed via email prior to this date.

**MINUTES:** A motion was made to approve the minutes for the 2024 Annual Owners' meeting held June 1, 2024. The minutes had been distributed to owners via email. Bruce Young made a motion to approve the minutes, Carroll Drewyer seconded. The minutes were approved as written.

**OFFICER and COMMITTEE REPORTS**

**President's Report - Bill Lindlaw**

- During this winter's snowstorm, the Town of Bethany has continued to plow Ashwood and Maplewood within the community. Three years ago the town confirmed that these are private streets and the responsibility of the community. Several owners questioned this as former Board members remembered the roads being transferred to the town. Martin checked the Declaration which stated that the roads were to be transferred to the town, however, we have no record that this was accomplished. Martin and Bill volunteered to investigate this further. Ownership of the road would allow the town to use the roads for the trolley and parking, plus they would bear the responsibility for lighting, plowing and maintenance.
- The Board has been addressing the problem of drainage in the swales. The drainage pipe for Forsythia Court has been fixed and Wilgus is more intentional in keeping our drains clear. There is a spring located on Cedar Court that creates drainage problems there. The Board plans to address drainage issues on Cedar Court and near the dumpsters by Azalea Court and on Maplewood this fall.
- The Board is investigating a new interactive website for the community. One owner also suggested creating an App for owners use.
- The traffic light at Ashwood is operational, however, owners should continue to be cautious when crossing. The Owners thanked Bill for all his efforts to procure this crossing light.

### **Treasurer's Report - Dana Fowler**

- A handout of the Treasurer's report was provided for all attendees. The total value of the BPTHOA as of May 31, 2025 is \$1,636,789. The Board is maintaining 15% of the Operating Budget as equity within the budget as recommended by the Community Association Institute. The Board continues to monitor the Reserve Study to prepare for future expenses.
- The audit is complete. The largest expense continues to be insurance and building maintenance. There was a 5.1% increase in annual fees this year to cover expenses.
- The Investment Committee (Bill Lindlaw, Dana Fowler, and Chuck Marginot) met this year and continues to maintain a 50% equity and 50% bonds and cash holdings. Year to end of May the portfolio had yielded approximately 8%.
- There were no questions concerning the Treasurer's report.

### **Landscaping - Coleman Hooper**

- Projects this year included installing river rock and plantings along the Maplewood Beach path, refurbishing the islands on each court and the entry island on Kent Ave. Coleman thanked all the owners who help to water the plantings on the islands.
- The crepe myrtle are being treated for scale. This has been successful and will continue.
- Sullivans is our landscaper and they are responsible for leaf clean-up, mulch (both pine straw in community and bark on entry islands) pruning and mowing. The area covered with straw along the tennis courts will be sodded next year.
- An owner questioned the debris left behind when swales are cleared. The Board recognized this problem and Wilgus and Sullivans will monitor this in the future. Owners are urged to call or email Lauren Griffith at Wilgus if there is a problem. Bill suggested copying himself or the court representative when reporting a problem. Jodie Thompson also said she could be contacted via email or at extension 3025.
- An owner questioned the topping of the crepe myrtle trees. This is done on the recommendation of Sussex trees. The owner suggested this is not the best way to treat crepe myrtles and will provide information to Bill. Coleman will discuss this with Sussex.
- Bill reminded owners that we do not own our land. The maintenance of the common areas are maintained for continuity throughout the development.
- One owner suggested that the yellow curbing along the islands needs to be repainted.

### **Architectural Review - Peter Dudley**

- There have been few requests for changes this year.
- Peter reminded owners that all work must be approved by the ARC Committee. This includes replacing windows and patio doors. Peter is working to provide a list of installers and Andersen parts. All Anderson windows have a serial number etched

on the pane which provided information about the parts used for that window. Peter hopes to have this information posted on the website.

- All replacement doors must be Andersen in the existing brown. Approval is needed to maintain continuity.

### **Pool /Tennis - Bruce Young**

- There is a new online reservation system for the tennis courts. Bruce monitors this daily and there have been no problems. There is a QR code at the court to help you access the system and the link can also be found on the BPTHOA website. Reservations can be made for two weeks at a time.
- Owners asked for a way to connect with other pickleball players. Several ideas were suggested, including scheduling daily or weekly times for “Open” play. Bruce will consider the options to help pickleball players to connect.
- There is currently one wind screen at the courts. Shade awnings for over the benches are not in the budget at this time.
- Bruce explained the damage to the pool was caused by workers replastering after blisters were discovered in the paint. The workers had unplugged a pump to use their equipment and had not reconnected when they finished. As a result underground water pressure “popped” the pool and caused the pool pads to raise at the deep end and some minor cracking occurred. This did not affect the integrity of the pool and will be fixed at the end of the season. We do not expect that structural damage occurred; however, the pool will be inspected by an engineer before proceeding with repairs. The subcontractor for the project is responsible for the damage and we expect their insurance company will cover the cost. We are also monitoring any “extra” costs for water due to the adapted water maintenance system.
- The pool is monitored by pool attendants who are First Aid and CPR trained, but are not Life Guards. Therefore, signage still indicates that Lifeguards are not on duty.

### **New Business**

- Election of representatives. There are nine representatives on the Board, one from each court. The terms are three years, with one third elected yearly. The following members terms are complete this year: Tom Gargiula, Carroll Drewyer, and Leroy Moore.
- The following people were elected to the Board:
  - Tom Gargiulo for a second term from Cedar Ct
  - Glen Nilsen to represent Forsythia Ct
  - Terry Kokolis to represent Holly/Oakwood Courts
- Bill acknowledged the passing of Marty Morris who recently represented Cedar Ct.

## Questions

- An owner suggested repairs to the Maplewood beach path. Roots have raised the asphalt and the lighting could be improved.
  - Azalea Ct owners are concerned that asphalt was removed by Oceanview plumbing and needs to be replaced. Wilgus will follow up with that.
  - Coleman asked that Lauren notify owners prior to mosquito spraying as children and pets need to be kept indoors at that time.
  - An owner is concerned about access to the recycling bin on Maplewood. Maintenance of the trash areas is a scheduled fall project for the Board.
  - Several owners requested new signage for the development. The Board will consider this project. Expense has been an issue in the past.
  - Several owners are concerned about the drain pipe blockages and suggested leaf guards on the drains. Jodie said this would not stop the pine needles. The main problem is the down spouts are not regularly cleaned out.
  - Martin reminded owners that the yearly budget is developed in November, therefore, if they have projects for consideration those need to be identified between now and October.
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- Bill reminded everyone that a Homeowner's social is planned for this evening at 5:00 PM at the pool.

The meeting was adjourned at 11:40 am.

Respectfully submitted,

Susan Weber  
BPTHOA Secretary