



EE Annual Meeting Minutes

Annual Property Owners Meetings at the Lewes Public Library Date of meeting:
10/16/21

Current Board Members: Mark Stellini (President, '21), John Smeallie (Treasurer, '23), Dean Dey (VP, '22), Jim Azato (VP, '23), Barbara Mudryk (Communications Director, '22), Nancy Tartaglione (Secretary, '21)

President's Report by Mark Stellini:

- Mission of the HOA Board of Directors:

To facilitate the delivery of basic services for the operation and upkeep of Edgewater Estates in the most cost-efficient way. The Board should keep the yearly fee at the lowest level possible for the neighborhood Property Owners.

Review and approve Property Owner's requests for new or additional construction on their property that meet the guidelines of the EE Covenants, in a timely and organized manner.

- Current Board Openings: Board Secretary, Communications Director, Architectural Committee Chair and members (committee members do not have to serve on the Board).

Architectural Review Committee Report by Dean Day:

- Seeking contractor, engineer, or other building related person/persons to form the Architectural Committee.

Building and Grounds Committee Report by Jim Azato:

- Discussed Golf carts on our roads – roads are state roads and not in the Board's control.
- Discussed speeding in the neighborhood and asked that residents call state police to report.
- Sinkhole at the boat ramp – added Black Stone to eliminate the present problem and will monitor for changes.

- Oak Court sinkhole – discussion with County (re: sewer problem. County will follow up and confer with DELDOT.
- Finger/Kayak Pier – searching for another solution.
- Pond Level- we have been informed the water level of the pond will be lowered for maintenance purposes and will be returned to normal around Jan/Feb 2022.

Communications Committee Report by Barbara Mudryk:

- Nextdoor 's I Live in Edgewater Estates Website – 82 members – this site has been used to post meetings and events being held. There is no charge to join.
- Yard Sale – we tried for a Fall Yard Sale with little response. Comments from the room were positive for another try. Spring Yard Sale is scheduled for May 6 & 7 with a rain date on the 8th.
- Snow Plowing – Renewals are automatic unless there are some changes. Presently our contract is with Clean Cut Pavers. We receive a partial reimbursement for the service from the County as a percentage based on the snow fall at the Ellendale yard.
- Boat Ramp Keys – We have 11 keys and should order more before the Spring season. The contact is Penn-Del Lock and keys have been \$6.00 each in lots of 50.
- Edgewater Estates website – Check out the website for Board Members information, Community announcements, Meeting updates and minutes from various meetings. There is a password protected section containing the names and addresses of residents. You can obtain the password from any Board Member.

Treasurer Report by John Smeallie:

- Our billing runs from October 1 thru September 30 and dues letters are sent out midyear. Dues are \$50.00 with a 30 day return. 2nd notice will be sent out with an \$35.00 administration fee to cover additional fees.

Other Business:

- Motion made to follow County setbacks of 5' sides and 5' rear regarding sheds in EE to replace our present 15' side and 20' rear. Motion seconded and passed.
- There was a discussion regarding short term rentals (Airbnb, VRBO, etc). The EE HOA attorney has advised us that our current By-laws and Covenants do not prohibit these types of rentals. Sussex County currently will not act against these types of rentals in other neighborhoods. That makes it increasingly difficult to legally change our rules. The room was split almost 50/50 on whether they thought this type of rental should be allowed. The EE HOA would need a 2/3

resident majority to pursue any changes. The attorney will keep us updated on any other neighborhood being successful fighting these types of rentals.

New Business/Open Floor:

- Additional discussion regarding speeding in the community and it was restated that we have state roads and to call the State Police with license plate number and ID of driver.
- Additional discussion regarding setbacks in the community.
- Additional discussion regarding Yard Sale.

Nominations:

Secretary: Courtney Sunborn

Communication Director: Joni Gaines

Architectural Chair/Committee: vacant

The meeting was held from 10:30am - 12:15pm.

Our monthly HOA Board meetings are for Board members only.

*Questions/comments: please email edgewaterstatesboard@gmail.com.